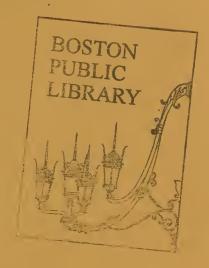




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CITIZEN PARTICIPATION IN PLANNING AND RENEWAL ACTIVITIES OF THE BOSTON REDEVELOPMENT AUTHORITY

VOLUME I



A COMPENDIUM OF NEWS ARTICLES, MEMORANDA AND CORRESPONDENCE REFLECTING CITIZEN INVOLVEMENT IN WORKABLE PROGRAM RELATED ACTIVITIES - JANUARY 1, 1970 - DECEMBER 31, 1971









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CITIZEN PARTICIPATION IN PLANNING AND RENEWAL ACTIVITIES OF THE BOSTON REDEVELOPMENT AUTHORITY

VOLUME I



A COMPENDIUM OF NEWS ARTICLES, MEMORANDA AND CORRESPONDENCE REFLECTING CITIZEN INVOLVEMENT IN WORKABLE PROGRAM RELATED ACTIVITIES - JANUARY 1, 1970 - DECEMBER 31, 1971





The following two volumes document community participation in planning and renewal activities undertaken by the Boston Redevelopment Authority during 1970 and 1971. The material, organized according to planning districts, consists of newspaper articles, memoranda and correspondence reflecting a wide range of citizen involvement in the planning and decision making process.



Allston-Brighton

Back Bay-Beacon Hill

Central (North End)

Charlestown

Dorchester

East Boston

Fenway-Kenmore

Hyde Park

Jamaica Plain-Parker Hill

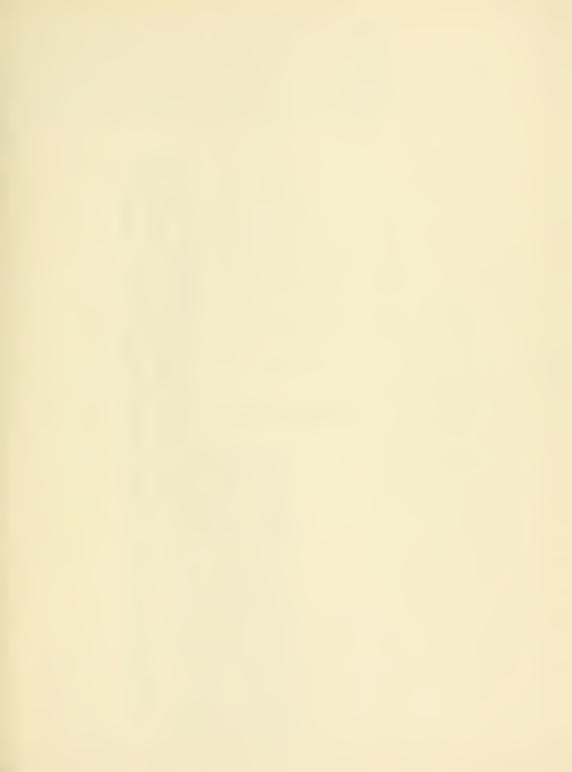
Roslindale

South Boston

South End

Washington Park-Model Cities

West Roxbury





by Maria Karagianis culties have plagued the pro-doing everything possible to see because walkways and parking into the complex at the end of Their approved the pro-doing everything possible to see the factor of the following the factor of Waverly E SE e [3224 E CE 4=) () Lesidents.

will get top consideration for completed or that local resistence with top priority duting some question as to whether angred through the Federal moderate and analysis dense would not get first priority the selection process for the tonards will be able to move 'Housing Arenov L'HAA'. Was an a second to complete disjoint because the selection process for the tonards will be able to move 'Housing Arenov L'HAA'. Was well as a completed by for the apartments. in the sociatoric completed ity for the apartiments. Waterly, street housing com- This week ACA P.

avery, street housing come. This week ACA President Waverly housing, which is it accepting to developer Joseph M. Smith and developer scheduled for final completion. i acceruins, to developer Joseph M. Smith abuse beverkive, abuserin, 1972, is being com-race Simon of the New In March, 1972, is being com-sense Simon and the March Simon of the New In March, 1972, is being com-race Simon and Revealed Simon of the New In March, 1972, is being com-sense in 1994, the England Development Corpo structed on a Revealer site. bounded by a ration discounted these fears.

"I already have tenant appli. Waverly cations," said Smith, "and my Streets.

cremed goal is to help as many local Simon said that some of the people as I can to get into that buildings containing two and three-bedroom units will be of dis-development." Simon said that some of the Portsmouth

Simon said that his firm is completed by late October, but gutes, delays, and funding diffi-

Since thea, a variety

fished guidelnes will defer

style apartments have not yet been fixed, but estimates place

The land, where the housing

other delays have stalled the

(Continued from Buge One)

Vaverly.

A spekesman for the Fifth

mining charbility for far-

The income guidelines acterwith an income limit of \$135 with between ore 25d 1)

31 State St., Boston, or Joseph M. Smith, 79 Athol St., Allvion, contact Simon at the New Erg. for the filing of appli



TM covers host of topics

By frene V. Gillis

man of the Committee for BetApproximately 20 area eith let Transportation, reported on stressing four points: 1) a sinwers responded to discuss the "Future of the Watertown ple car every 7-2 minutes from
considerity situate 27. The Carline."

"Town Meeting" held First He said that on the recent
Wednesday evening by the Lereferendum on the Watertown grush hours, also 2) a single
Wednesday evening by the Lereferendum on the Watertown car every 7-2 minutes from
line, held at the time of the
Cal Activistry Council (1,AC).

"The appenda intensive Front's APAC election, 1.764 resident one car every 10 minutes from
and discussions on public transresponded to the questionnaire.
Watertown to Park Street dury
line, held at the time of the
Cal Activistry Council (1,AC).

"The appenda intensive Front's buses,"
watertown in mid-day and durschools, parks, eductry, buses, all yes to buses and 652 layore
schools, parks, eductry, buses, all yes to buses and 652 layore
and also bused on Sundays and possibly also on
Saturdays.

"Activity of the META, be claims, has
saturdays.

The MBTA, be claims, has
sisted, by Charley, Heavel, lessed less the plan by not respond-

man of the Committee for Bet- car service plan to the MBTA

AC leader Joseph M. Smith. Maloney says his Committee seisted by Charley Brasell, strongly favors keeping the carring hairman; and John tracks and that the Watertown manager of the Arison- bus service is presently declining. With a 25 to 33 percent cat BRA Transportation study for the Brighton, chair. CBT has presented a street.

The MBTA, he claims, has led up the plan by not responding. Maloney also revealed that a BRA Transportation study showed that it costs almost the cost almost the c leys, because street car facili-Les have been retai

Arguing for rail service, Maloney noted that the federal government has been alloting funds to it and that enies like San Francisco and Philadelphia are investigating new surface cars. In the latter part of this year, he said, an ultra modern West German car is slated to . come to Boston for an extended . trial run.

.Lynch announced that 17 playground supervisors have been assigned to the Allston Brighton area for the coming ' season. Playgrounds that will have two supervisors are Murray. Ringer. Smith. Rogers Park. Alexander Hamilton and Thomas Gardner. One supervisor will be in attendance at I

Town Meeting



Basketball League. tennis instructor will travel groups in the area around to other parks. Therewill also be a special recreation fact that Allston Highton will program for retaided children always be a college communiat Cleveland Ci. cle.

Progress on the new Wash- draw the line." Ington Allston School was updated by Smith who reported questions. Smith declared. that site plans for the new What happens to parking when school are now completed and a house once occupied by three that the Kentucky Pried people is occupied by 12, with Chicken restaurant will be six or more automobiles? demolished. The new school is "How do you convince peo-

slated to front on Umen Square ple not to sell? and the finalized plans will not

homes in the area. The new "Community School" will have facilities especially designed for the use

and a clinic.

year and that the Andrew Jack- fice at City Hall. son School, which is to be torn aration are due in September, and department of correction he said, and completion of the years.

A 1974 opening would mean completion of the school just nine years after community residents launched their campaign for a replacement for the Washington Allston School, now almost a century old. Mis. Edythe York is presently chairman of the Committee for the Correction New Washington Allston School, and has served en the Committee since 1965.

Smith urged that the community get concerned with a rehabilitation program planned for developer to remodel from 300 to 500 housing units.

Smith said.

He also touched upon anbusting.

busting is not a question of ice and an outpatient facility. race, it is a question of break-

single and two and three neture he was on sixe the police and could also help to family homes are being sold to after destroying his family and the police and could also help to Complonwealth real estate speculators at high his finances." Cleveland Circle, Oak prices. Absentee landlords are Brassil. nd Roberts. In addithen leasing or renting them to

full time tenue in fractor and other prospect mirel ded per Brighton Registorhood ptc, he charged Smith claims Another there are now 40 or 50 such

"We are all resigned to the ty," Smith said, "but we must decide at some point where we

Block busting raises many

"What about code enforcerequire relocation of anyment and health ordinances? Do we also need some new leg-"Community islation?" Smith asked.

As another part of the proof residents and will also have a grain. Richard McKenna, director of community facili-director of the Mayor's Office ties. Plans include a cafeteria of Justice Administration, and former manager of the Little Smith announced that con- City Hall in Mattapan, exstruction will start within a plained the functions of his of-

The OJA is federally funded down, may close its doors this under the Safe Streets Act and Fall. More details on site prep- deals with the police, the courts

OJA is not a law enforce school is expected within three ment agency. McKenna said, 1 but has 44 programs including a detoxification program, that help the police.

Prior to OJA, 20,000 arrests were made in Boston each year for drunkenness. Offenders were brought to the police station, and from the courts, sent to the Deer Island Ifouse of

Soon the OJA will open a program in the South End which will take the alcoholic to On the subject of housing, help with rehabilitation. court and to local hospitals to

Brassil, chairman of several local committees on alcohol. on, says OJA. ism, inquired about possible Allston and Brighton. Federal funding for a similar program money is slated for a private here. He estimates that out of a population of approximately 60,000, 16,000 are directly or Community input will be indirectly affected by alcoholneeded because people may be isin. For every alcoholic, exrelocated and issues of code perts say, there are six people ton and Allston has less crime enforcement will come up, around him who are also clfeeted.

He also touched upon another relatively new community issue," Brassil said. nity housing issue, that of block "and we have a long way to go homes; and fifth for burglaries with if. We need a planning "In this community, block council, a detoxification serv-

Il Meeting he said wo and three before he ends on skid row, community communicate with according to eliminate rumors.

The OJA representatives what muscle a comma also announced publication of a committee would have 28-page summary of a 175-page report they have prepared on BHA likes to build on crime in Boston. Copies will be terms and noted that available at Little City Hall by monty turn out that mid-June

The report details the seriousness of crime in this City interested when it is and names the areas where it is yard' concentrated. Although the po- Street, "Smith said. lice are aware of the extent of crime, the community is not given adequate or objective information as to what is going

Boston's crime rate shows an increase of 200 percent in the past four years. While the extent of crime does not exceed the national average, Boston's rate of increase does.

Generally speaking, Brighthan most other sections of Boston, except for burglaries.

In this erime, it ranks fourth in the City for burglaries in in non-residential (business) buildings.

One way that Allston and race, it is a question of break. This important to approach Brighton might work to combating up family neighborhoods," this problem while the al-crime is to form a criminal jushes and combat a company of the combat crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes and combat a crime is to form a criminal jushes a crime is to form a criminal jushes

Presently the community is not receiving any lunds from the federal Safe Streets Crime Control Act, a two to four-inilhon dollar program. A community justice group would be eligible for such funding, once a proposal was written and approved, it was advised.

Smith admitted (the discussion was "sa: "Apparently people ;

issue

ERICHTON TEM MASS.

> - New England Newsclip



Last but not least on the everning's agenda was a discussion of elderly housing. "Market Street is not wiped

"Market Street is not wiped off the books tas a sitel," Lynch, LCH manager stated, but he strongly urged the formation of an ad hoc committee for elderly housing.

Lynch wants to set up a site finding committee that will work intensively for a period of four to six weeks and make recommendations to the Boston Housing Authority and the Boston Redevelopment Authority as to the best locations in the community for low cost housing for the 20,000 elder citizens here."

The committee would be open to all interested in serving - just come and sign up at Little City Hall, he urged.
"I don't think its a question:

"I don't think its a question of do we need it or want it."

Lynch said "We have the largest elderly population in the City. It is a question of where....there are over a dozen sites such a committee could surger and serious.

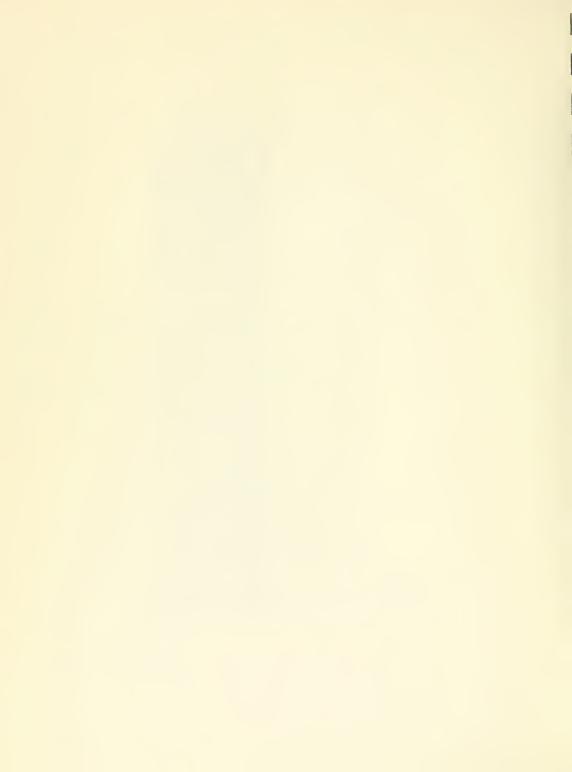
"The BRA has 200 units already committed to the Allston Brighton area." Lynch said.

Smith reiterated the problem, citing "evictions and cruelty to the elderly that is heart breaking.

"It is becoming impossible for the elderly living on Social Security to get decent housing." Smith said "The community must show concern."

Site opposition is the problem, according to Smith Some times the BIA doesn't want to pay the price, sometimes false issues are raised. Proximity to stores and transportation are false issues, according to Smith, "Stores can be built into a development and the MBTA will run a bus any place that has passengers to full it," he claims.

Mrs. Rua Peppard, chairman of the WPAC Sentor Citizens Committee and one of the few present who represented elder citizens, wanted to know



Allston business distri in need of revitalization

By Larry Strum The Allston Livie Association nity for many years. s endoused a plan to imprise A separate meeting with the ton avenue, Linde Allston Lusicess commit BRA also was being held this Cambridge street,

ioston Mayor Revin II. White mously voted to request Kenind Boston Relevelopment nev to assign a BRA planner to outhority Chairman Robert T.

Smith and a delegation of were meeting today with future plan for economic devel- Allston. Mayor White and his aides to opment. affecting the local community, hopes his own analysis might package stores and that an including the business topic.

Smith asked for the meeting future study. primarily to discuss zoning decisions and variances that have business district as the area

(xwhich it cases is no need of week to consider the possibility street, Braintree street, Ever-

ent, has filed the report with ton Civie the members unani- boundaries.

Part One

be used in conjunction with the other liquor license for a res-

He describes the Allston

been plaguing the local commu-bounded by Gordon street, Commonwealth avenue, Brigh-A separate meeting with the ton avenue, Linden street, betantial communiciplining of a plainer being assigned to ett street and North Beacon Assurption 1255 the community.

Instantial Academics of Alls dential areas within those dential areas within those

Smith points out there has been a noticeable trend of community merchants moving out during the same period that large numbers of transient resresidents Allston and Brighton to map a idents have been moving into

He notes that two of the larg-Smith told The Citizen he est businesses are now liquor

> Business Continued of Page Sixt

..... ETEE EEE

Continued trops Page Onet taurant was recently awarded.

Smith also said there is a searcity of supermarkets and food stores, four pasoline stations and a high concentration of fast food establishments. Local existing Louor licenses have changed has is and have capanded into "paudy "hip" drinking establishments."

"The Allston Public Labrary Is located above local stores and is inaccessible to elderly and other residents." Smith also decries the fact there is no professional building and that many professional people have moved out of the district for this reason.

le also is critical of the location of the Allston Fire Station which has been "jammed into an extremely poor location and in itself is a depressing, obso-lete facility."

Smith also said that two major department stores have moved out in recent years along with a historical restaurant which was troubled by

traffic and parking problems.

He also noted the historical Allston Railroad Station has received a liquor license which he does not believe will enhance the landmark

"Storefronts with few exceptions are cheap, gaudy and compete rather than compliment one another," said Smith In his report.

"Congestion is severe because of poor zoning, allowing warehouses and garages to exist behind stores. Street walks are dreary and bleak with no trees, shrubs, flowers or rest areas. Rear areas behind stores are generally ill maintained and dirty," continued Smith.

He was also critical of traffic and parking, rated mass transit generally good to fair and added the business and residential communities have not had a good, long-standing relationship, in his opinion.

Smith concluded part one of his survey, "A unique problem exists in trying to determine what community the local business district should serve. The · community is divided between a large concentration of students and the permanent Allston community. Any plan to revitalize the local business

district must include both. "Other facts that must be faced is that the local business " district is too large and spread out for the community it should serve. The Allston north neighborhood is cut off by the Mass. Turnpike extension. There exlsts very little to attract fami-I lies to the business district

Smith added, "If a dramatic · program, innovative planning. I federal funding and an intense serious effort is not put into the) Allston business district it will I not only become a shim itself but will continue to add to it deterioration of the residential community."

Next week a suggested outline for consideration by the ACA will be presented along with a follow-up on the meeting with the Mayor and Redevelopment



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FEB 1 8 1971

New England Newsciin

ACA seeks BRA aid

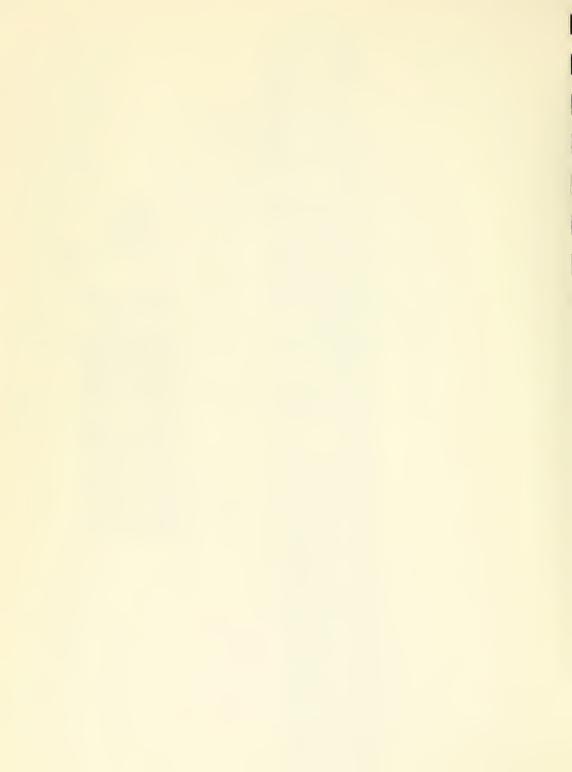
The Allston Civic Association has voted meanmously to ask the Buston Fedevelopment Authorits to assign a planner to the economisty to investigate the potential for future business and development sites.

The resolution was introduced by Chairman Joseph M. Smith, who has prepared an analysis of the Harvard avenue district.

The ACA also agreed to hold a special meeting to consider future planning for Smith and Roberts Playgrounds. It will be held early next month.

held early next month.

Parks and Recreation is
planning to build lour tennis
courts at a cost of nearly
100,000 at Smith Playground.
The members indicated they
would prefer possibly two
courts and a tot playground,
especially since Harvard has
100 all-weather courts just a
short distance away.



16821 1975

NEW England Newselip

atlaued from Page One) on for Waverly appears to be headed for negotiation, if not actual confrontation.

Simon, as owner and developer, is responsible for selection of applicants to reside in the complex. He said this week that "we haven't even thought about" who would live in the

complex. However, the Allston Civic Association several months ago. indicated it would sook a role in, the tenant selection process. Association president Joseph M. Smith told The Citizen be has written to Simon, but has Meceived no response, to a request for some information and

participation. Simon was not familiar with the ACA letter, but said he would be "glad to cooperate" with any such requests.

Smith was emphatic about his opinion that the local community should have some say about the use of housing in their neighborhood, and will pursue the matter with Simon.

Smith cited the critical shortage of housing in Allston and Brighton: "the priority would naturally be in Allston - we're probably in the most dire need as anyplace in the city.

"We should put in people. / who qualify with the greatest need," continued Smith, who recognized that determining "greatest need" was "a very difficult thit...

Joseph Berlandi, officer-incharge of the Fenway Site Office of the BRA, pointed out

that his agency has no part in the tenant selection role, but stressed that the commitment for moderate income families Is still definitely in effect.

The ACA was in the forefront of the development of the complex, having proposed the housing plan for the five-acre site in 1964. The Association's Iceling at that time was that the land should be used for needed housing, not more factories or businesses. The land was formerly the home of a vacant factory and small construction com-

pany. The history of Waverly has been marked by battles with both the public and governmental agencies. Following a dispute with another residents' group, the project was approved by the BRA in 1965. However, sanction from the FIIA was not forthcoming until

The date marked the first time in which the city's urban renewal process turned over its power of cument domain to a

private developers. several times Delays blocked the project and the

ACA at one point hounded led eral officials to get Waverly

Originally, allocation for the complex was \$1.6 million and rents were estimated in the \$120 to \$140 range.

averly project seen built in '71

By Diane Hincheliffe

Despite the fact that winter nancin blocked the scheduled ground- house breaking for the Waverly apart. Beston fredevelopment Authorients in North Brighton, devel the best of the control over the oper Maurice Smon contends design.

That the complex will be completed by the state of the complex will be completed by the complete of the comple

pleted by year's end.
Simon is president of the nally set for late October or
New England Development early November of last year

Wave Cerporation, 131 State St., Bos- had to be postponed because of ton, and is the owner of the land the cold weather. He said that upon which the \$2.7 million complex is to be built.

The long-awaited develop-ment is intended for "moder-ate-income" families, and rents have been set in the \$160-180 monthly range. The two and three-story low-rise garden apartments will include 100 two and three-bedroom units. (Although the development is

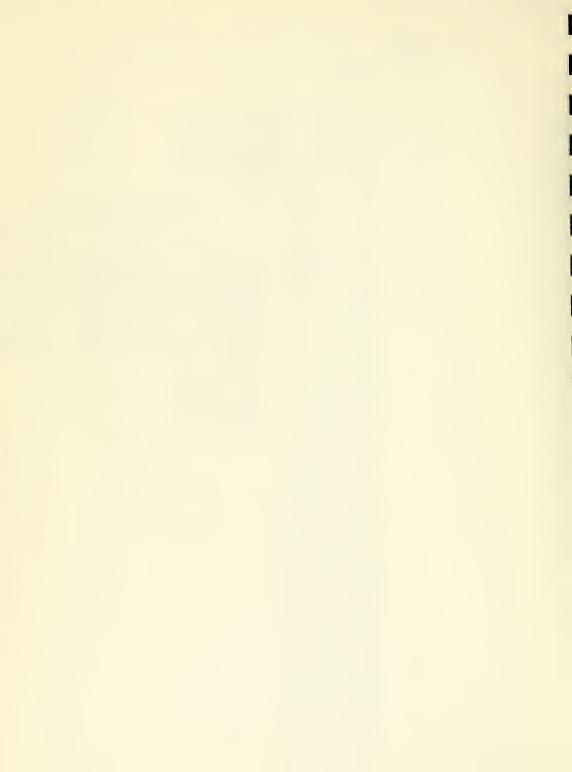
being built privately with fi- once the weather improv g and from the Federal construction will begin

Original target da Administration, the completion was set (titol over the 1971, and Simon said th. plex would still be con

"by the end of this year The business of tenan

PAGE OF

Waverly (Continued on Pag



...yor, community leaders confer on key local issues

Mayor Kevin White told representatives of the righten-All ton a money last week that he will import creation of on used draid park in this area and ill allow the community to decide how capital provenent funds will be divided between Cos S parter layer and and the Smith Player count.

In a two hour meeting in his office, the Mayor told 19 omnounity residents and three state representatives and the will ask the E. ston E. development Audiority to eck \$10,670 in federal finus for a feasibility study of righton-Aliston sites that could be industrially

eveloped. (See separate story).

Mayor White said he has approved the establishment of a Development Corporation for Boston to implement uch studies. The corporation concept was conceived by he Mayor, approved by the City Council and is awaiting

anal approval in the Legislature. .

Community leaders also told the Mayor they are isking the city to increase the \$36,000 already allocated for play equipment at Oak Square Playground this year. Plee Oak Square Civic Association has proposed its own plan for developing the playground which will cost more than the Park Department has allocated — occause a picnic area and alteration of the baseball field would be added.

The Mayor noted that the Parks Department had allocated \$72,000 to add for rennis courts this year at Smith Playground, and said he would be willing to divert a part of the Smith allocation to the Oak Square project if the community approved. Funds diverted from Smith Playground would be returned in the 1972 budget.

White asked Parks Commr. Joseph E. Curlis to meet within two weeks with Joseph Smith, president of the Local Advisory Committee, with John McDermott, co-chairman of the Oak Square Civic Association and with other association members to resolve the issue and

report back to the Mayor.

"These playgrounds belong to the community and you have the right to decide how you want the money spent," Mayor White said. "I wish we could arbitrarily increase the funds set aside for both playgrounds but it."

is impossible. The funds are not there to do that this year. But at least we can spend what money we have the way you want us to do it."

The two-hour meeting with the Mayor was arranged by John Lynch, manager of the Brighton-All for Lattle City Hall. Attending were representatives of the LAC, U.e. Allston City Association, the Community Health Corporation, Alston-Brighton Arts, Council, the Allston-Brighton Community Tenants Union, the Oak Square Assn., several Corpymen and three state representatives: Norman Weinberg, John Meha and Michael Daly.

In other action at the meeting, the Mayor:

pledged that he would investigate with the Department of Health and Hospitals the possibility of allocating \$150,000 for a community health clinic in the North Harvard Street Development.

The group stressed that this clinic is a high-priority item for the community and the Mayor agreed to report back to the group as to when or it such funds could be

*guaranteed that Chestnut Hill Driveway, now pitted

Meeting Wonth quedon Page Three

Meeting (continued from Pagdong)

by huge pot holes behind the Chestiut Hill Reservoir, will be "skimcoated" with a new, durable surface covering. Previous patchwork efforts merely filled in the potholes, but skimcoating is the city's new method to, resurfacing the entire roadway. Funds for this project are now in the Parks Department budget and are awaiting City Council approval.

*agreed to have the scheduling of all events in the Brighton Municipal Building controlled by John Lynch at the Little City Hall, thus eliminating red tape and delays involved in obtaining approval in town.

*agreed to meet with Traffic Comm. William T. Noonan to seek improved enforcement of the parking slicker program so that Brookline residents and students who park illegally can be towed. Noonan has lacked sufficient parking tickets from the Brighton Municipal Court to issue to meter maids, and illegally parked ears must first be ticketed before they can be towed.

• reassigned an inspector from the Fire Department to be on permanent duty in the Little City Hall. At this group's request, he agreed to explore the possibility of also assigning in the LCH inspectors from both the building and housing departments.

*agreed that public notification of hearings for zoning variances should be given at least 30 days prior to the hearing. The Mayor assured Joseph Smith of the Allston Civic Assn. that he would ask Chairman John Priestly of the Board of Appeals to adopt this procedure.

*informed the group that the Drighton-Allston application to be included in the Community Improvement Program for upgrading residences (Code Enforcement) will be submitted to the Department of Housing and Urban Development by May I.

The Mayor had requested City Council approval for Allston-Brighton in April, 1970 but the Council did not act until last November 30. The chipble area to be covered by the program will include 191 acres in Brighton-Allston, 2,357 chipble dwelling units, and 231,000 for home improvement boars at low interest rates. Also, \$69(3,95) will be spent to improve streets, sidewalks and street lighting in the area.



North Harvard complex: they're already moved in

Although the official epening the 212-unit complex. won't be held for two more weeks, 60 units of the North Harvard housing complex are

now occupied.

Charlessiew he, the community and designed by rata Charlessiew he, the community and will let 20 to 30 per cent only commutice that oversaw of the units to the Boston Housthe construction of the low and ing. Authority for its leased moderate income apartments, said this week "there definitely will be an official opens not yet been selected, while

Construction on the eight tinue, buildings in the complex, which

completed.

moving into one building about dren moving into the district two weeks ago, and among because of the complex, and them were several families the recognition prompted who originally hved at the site community pressure to return and fought the plans for the the David L. Barrett School to complex.

: Smith said that "very few" of those families, who are supposed to have first crack at the work-study program for 125 housing, have shown an interest children, educate nally retard-In moving back to the North ed, who came from all parts of Harvard location. He estimates that six families who once lived on the site will be moving into

Leased housing

The four-million-dollar plus ow occupied.

Joseph Smith, president of struction and designed by Pard housing program.

Smith said these people have

ng probably in about two discussions on the exact number of leased-housing units con-

There are as yet no figures has been surrounded by contro- on the breakdown of ages of the versy since announcement of residents who have moved in. Initial plans in 1960, is still not During early planning stages, the committee figured on up-However, tenants began wards of 200 school-age chilthe community for use by the incoming students.

Barrett had been used for a

No. Hyde (Continued on Hage twe) ALLSTON-DRIGHTON CITIZEN ITEM DOSTON, MASS. W. 8,900

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النب No. Hvd.

(Continued from P/gc One)
the city. The School Committee in May agreed to the return of Barrett for the expected pupils. and directed the work-study program be transferred to the Lucy Godvin School.

The North Harvard project. when announced eleven years ago, was envisioned as a luxury housing complex, but pressure from the neighborhood forced abandonment of those place and the establishment of the Committee for North Harvard. Challenge lails

In the next years, the project was surrounded by controversy and angry resistance from the tenants who hved there at the time. The last piece of apposi-tion ended late in 1964, when the few remaining homeowners were evicted by the city's fredevelopment Authority. The restornts court challenge to

the city's plans failed. The cight-building complex will contain 72 one-bedroom units, 40 two-bedroom, 60 threebedroom, and 40 four-hedroom The project will also house a four-story health center.



street occupancy North Harvard by Labor Day

The architect, contractor ber, 1969 after a stormy they are printed they will be are controlated angin eight-year history of resi place.

director for Vappi Corporamonths in labor strikes, the fouramounted at a rapid clip, according to work schedule is proceeding the to nearly six ors completed including the project kitchens remain

tion of Cambridge, the gen- man of the Charlesview, told The Citizen the Smith, chair- duplexes.

le was started in Novem- pared. Smith said as soon as uldings on the controverdesigned and are being preand the forms have been number of applications has now reached the 500 mark

g applied. Then the lengthy sent to all those who have procedure of interviewing all the tenants will take

exteri- been designed by Pard be one to four bedroom units income housing. There will will have low and moderate Team architects of Boston, in the series of four-story The housing, which has

. Thirty per cent of the ... (Continued of Cage Two) · Charlesview



vard street housing development is shown from the planning stages in this architect's LONG AWAITED CHARLESVIEW, North Harrending by the Pard Team to the actual construction of the four-story duplexes in photo-

tograph by the San-Vel Corporation. The 212-unit, \$4,100,000 complex is due to be completed this summer after two years of construc-



Live BUILDING TOSE New MAR 18 1371 Emgland.

Charlesview

(Continued from Pige One) work-steppages because of units will be leased to the labor problems. Boston Housing Authority · for occupancy by low-in- with the quality of construcleased-housing program.

bedroom units, 60 of the said Berlandi.

tion which represents all perts. major faiths and neighbor-

hood organizations.

health center are still in will be Fall occupancy. flux.

inspect the building and is finally being resolved

necessary renovations. sary furnishings and plumb- opened at City Hall next Ings for intricate equipment Monday.

"Vappi has done a great job," said Smith.

"Bill Furlong, the Federal Housing Authority processor for Boston, says he has never worked on a job with so few change-orders which will help in the end to keep the final costs down.

"The buildings are completed, now only the finishing process is left. The printing (of forms) will be done shortly and we hope to be interviewing by the first of May.

"The first tenants will be moving into one building, we hope by July or August." Joseph Berlandi, the BIIA project-officer, was a little less optimistic, but agreed the development will be completed in the two-year

period originally planned," despite several lengthy

"We're entirely pleased come families under the tion and the rapidity with which Vappi is completing There will be 72 one-bed- the work under the circumroom apartments, 40 two- stances of several strikes,"

three-bedroom variety and "Despite the strike de-40 of the four-bedroom type. lays, it will be completed The Committee for North within the two years period. Harvard or Charlesview, We have received nothing by Inc., is a broad-based com- accolades about the con-, munity-oriented organiza- struction from many ex-

"We expect to have one building completed and the The project was first an- opening date in August or nounced in 1960 by the BRA September latest. The rest and changed several times of the buildings will be in the following decade ready about a month later so Even now plans for the you can say there definitely

Joseph Guerino, the pro-Last week Mayor Kevin ject architect, also ex-H. White notified Smith that pressed optimism over the he was instructing the Pub. construction and is pleased lic Facilities Department to that the health center issue

make recommendations for Another sign the project is nearing completion is the At present the building BRA's invitation for bids has been completed as a this week for cencrete paveshell only and may need ments, sidewalks, edge-\$100,000 to \$150,000 to Install tone, street lighting and an elevator and other necess traffic signals. Bids will be

Larry M. Ştrum

like x-ray equipment.



. Trimay 1970

CHIZEN ITEM ALLSTON-EDIGHTON POSTON MASS WELLY CIRC. 7 600

APR 2 1970

New England Newselin

Council

(Continued from Physical and Mrs. Wyner the sub-committees, From now until Junvan and Mrs. Wyner v that since APAC and some pose guidelines and i other local groups have similar the next meeting.

committees, that the Advisory The Advisory Comsub-committees still actually Committee tnight be a joint effort in some stages, with finalizati cases uled when a permane

managing executive man and sub-commi-The council would include repre-functioning. sentatives from each subcommittee, and possibly atlarge members from the com-

munity.
The Advisory Committee would have no veto power over White or the Boston City Council, nor would it be able to appropriate or execute spending of menies.

It will strictly anvise on relocation of monies and proper priorities within Allston and Brighton.

Brighton. Carl O Lynch said it is "not going to compete with, or duplicate existing groups." It will have a planner from the Beston Re-development Authority to aid in

land matters

Lynch outlined some guidelines that the Committee could begin action on almost unmediately.

They included whether or not to establish a civic center in a municipal building; whether to build a park or housing on land available from the Public Facilities Department; establishment of parking guidelines, transportation priorities, and Imaginative ideas for local youth as summer help

He also said that between \$3,000 and \$9,000 would be available outright for drug action problems, with more available through a subsidy program.

Lynch was present strictly to begin operation of the Committee, Sullivan and Mrs. Wyner will head the group until permanent chairmen, or a chairman is elected.

Allston-Brighton Advisory Council begins to form

Temporary' co-chairmen J Joseph Sullivan, also vice and an executive council were elected at Tuesday night s formation meeting of the soon. Itun Area Planning Action Countries and March Planning Action Countries and March Planning Action Countries and March Planning Action Countries and Plannin

cil, and Mrs. Gertrude Winer.

tananging attorney of the Brighton branch of Boston ii Health and Welfare the head post for two months

The two were elected 54 Recreation and Arts unanimously by the nearly 405 Ispanis-5-peaking Aid persons present at the Brighton 74 Elderly RMCA gathering. Mrs. Anita 7 Elderly Bromberg and David Barres 5 Transportation declined candidacy.

They will act to form and The control Development begin functioning of the Com. 11) Drug Action Committee mittee's proposed 11 sub-committee's on the area's problems. The Advisory Committee committee will include re-is the idea of Boston Mayor review, tenant's rights, curv Kevin White as part of a decensity expansion problems, a tralization program in city government.

John Lynch, "mayor" of the Allston Brighton Little City Hall, explained White's proposition, explaining that the job of self-governing would begin with the formation of this committee.

There will be other meetings before the actual committee, comprised of sub-committees

.

The sub-committees, sub Legal Assistance, will share 2) Education
the head post for two months 3. Police-Community Relations

Branches of the housing s

. Council (Contintation Zaca)



SEP 17 1970

Netg England Newselin

Long awaited housing job ready to go

Ground-breaking for the long-awaited Waverly Apartments in North Brighton – a \$2.7 million complex – is slated for late October or early November.

The news was confirmed by Maurice Simon, president of the New England Development Corporation, 131 State St., Boston, the firm that will build the project.

It is due for completion bylate 1971

The two and three story, lowrise garden apartments will include 100 apartments divided between two and three bedroom units.

It is intended for "moderate income" families and rents are expected to range from \$150 to \$150 a month.

The development is being built privately with financing

by the Pederal Housing Admin "brief in families, not factoistration, according to Joseph ries, to the five acre site. It Berland, the efficer-in-charge was formerly occupied by a of the Fenway Site Office of the small vecant factory and a con-Boston Redevelopment, Author-struction company.

Boston Redevelopment, duther struction company.

Ity.

Unlike the rapidly progress subject on the structure of the structure

However, Joseph M. Smith, city's urban renewal history. Chairman of the Allston Civic Boston turned its power of Association (ACA), said his emient domain to the develogranization is asking for a role per Delays, placeted the project

"We want to get the community involved and help the prople who need the housing the
most get it." said Smith. "This
is something Allston Civic has
been fighting for years."

Delays plagued the project
for various plagued the plagued t

is something Allston Civic has been lighting for years.

ACA originally proposed the Waverly street plan in 1894 to

HERALD TOAYCLER BOSTON, MASS. (M) 216,506 (S) 298,557

DEC 25 1070 England Newscrip

Landmark to Be Community Center

Residents Buy Hecht House

/ EARL MARCHAND

A non-profit corporation mposed of Mattapan-Dornester residents purchased e Boston YMHA-liecht House
isterday for use as a comunity service center in their
st-changing neighborhood.

A \$538,135 grant from the epartment of Housing and rhan Development paved the ay for sale, which will turn to three-story landmark into

a million dollar a year operation to serve the area, officials said.

AT YESTERDAY'S final paper signing, ownership of the building was transferred from the Combined Jewish Philanthrepies of Greater Poston to the Lena Park Houssian Prevelopment Corporation.

Patrick F. Jones Jr., executive director of the Lena Park

Corporation, said that the community center would provide "a supermarket approach" in dispensing services hy putting as many services as possible under one reef. He said the center was aimed at helping "the whole person."

Robert M. Coard, executive director of Action for Boston Community Development (AECD), said the new center was "another step toward meeting the problems of the changing city."

Coard warned, however, that the federal government is not wet geared to meet the chalages of cities in transition.

"THE FEDERAL governnent needs a charging cities program," he said. "It needs new concepts, new tools and new flexibility in this area."

Coard and others at a press conference in Gig Hall yeaterday said that the Mattapan brea was one of two areas in the city (the other the thission -Hill area) may undergoing the most rapid change. (25%

In 1985, according to statistics released at the press conference, the area was predomi-

nantly white with a large Jewish population. Today the community has a population of slightly over 50 per cent minority groups, including a large black population and an increasing influx of Puerlo Birans.

The population has declined from some 50,000 to 45,000 with many vacant and deterierating buildings resulting.

JONES SAID that some \$500,000 has already been programmed for a variety or services and that the total overhead for the project and maintenance of the building would be some \$200,000.

Program commitments already have been received from the Franklin Mental Health Center, Read Start classes, Reighborhood Service Program, Family Service Association and the Jet Ho pail.

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MEMORAUDUM

T0:

Robert T. Kenney, Director

FROM:

Lawrence Koff

DATE:

July 12, 1971

BOSTON REDEVELOPMENT AUTHORITY OFFICE OF THE DIRECTOR

SUBJECT: ALLSTON/BRIGHTON: STATUS OF ELDERLY HOUSING SITE SURVEY

REPORT:

The <u>Elderly Housing Site Committee</u> of Allston/Brighton has completed its preliminary report. Out of the 23 potential sites studied, only 2 were found to be desirable and immediately available.

RECOMMENDATION:

The Market Street Site was recommended as the first priority site. The development proposal adopted is that suggested by BRA staff; a ten story, 150 unit elderly housing tower (vs. original proposal of 15 stories, 220 units).

NEXT STEPS:

- Report and recommendations to be presented to community in August for their approval.
- 2. List of desirable lon, term sites to be presented to community and BRA.

NEED FOR BRA DIRECTION AND SUPPORT:

BRA's assistance will be required to acquire through 121-A, eminent domain or urban renewal, most desirable long term elderly housing parcels.

fc 6-4

cc:

Philip Zeigler

Director of Planning



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BANKER AND SCCTON HASS

APR 1 0 1971

England Diewselia

· BACK BAY "PROMENADE" OFF AND RUNNING

OFF AND RUNNING

On Monday, March 29, the City of Boston Public Works Department started construction of the Boylston Street "Promenade" from Dalton Street to Dartmouth Street, that is frem the Hynes Auditorium to Copley Square.

The construction will provide a new street surface and new sidewalks with decorative brick stripping, pedestrian lights and trees.

This street treatment will run from the Auditorium to the new Copley Square with will run from the Auditorium to the new Copley Square with will be darried from Clarendan St. to Arlington Street which will be the beginning of the Park Plaza Urban Renewal Project.

Boylston Street with its wide sidewalks and many shops is one of the most interesting pedestrian pathways in the City. The "Promenade" treatment will provide additional amenities to make this area a more attractive and pleasant one both day and night.

The project is part of an exercit Proceedings of the project is part of an exercit way in the control of the project is part of an exercit way in the control of the project is part of an exercit way in the control of the project is part of an exercit way.

the Pass has a very control of the translation of Commonwealth Avenue Mall, construction of the Inew Copley Square and Dartmouth Street Mall.

MONITOR BOSTON, MASS. (M) 210,850

MAR 30 1971

England Megraelin

'Promenade' job begins

Boston 1355 Construction has begun on the Boylston Street "promenade" to extend from the Hynes Auditorium to Copley Square, The project, scheduled for completion this year,

will include a new street surface and sidewalks, pedestrian lights, and trees. Even-tually the promenade will extend to Arlington Street.

ton Sircet.

The project is part of an overall pedesfrian plan for the Back Bay which was prolosed by the Boston Ricevicapent AuYorly, the Back Bay Association, edother civic groups.



MILES A 10,000

1971 Ungland Newockia

Back Bay development story promising

the Back Bay including proextensively covered in a year-end report recently sociation (BBA) and the Back bay Federation for Community Development.

The report states that the Boston Redevelopment 'Authority's largest project to date, the recently an-nounced Park Plaza Urban Renewal Project, will provide the "long-awaited, Bay and downtown." The report also speculates that ant in Boston proper." the project could "eventunew development."

Cove, calls for an initial are still underway. \$200,000,000 program includ- The Back Bay Association low income families and the ing a 30-story luxury hotel further reports that in Au. balance will go to middle with 1000 rooms, 1600 apart- gust, the 100,000 square foot income families at rents ments, a retail galleria of Saks store will open. An. ranging from \$110 to \$360 . 450,000 square feet, an office other element of the Pru- per month. building and parking.

is the tentative developer of tially occupied. a project which the BBA Two major tenants in this developed for 320 units of report calls "unusually building are Charles T. middle income housing plus complex since no Federal Main, Inc. and New England parking and retailing. BRA funds are available." In 1971 Telephone, According to the has tentatively designated the BRA will attempt to report, the building will Max Wasserman as the deobtain definitive approvals house about 3,000 employ- veloper. from the Mayor, City Coun-ees, "another significant Negotiations are now uncil and other agencies.

The report also states that ployment." some facilities of the near! y Substantial progress has apartment buildings to be a 15-story motor inn atop a pleted about the middle of Colonnade Hotel with 306 seven level garage with res- this year. , . . .

thich is now up to 25 sto. It also states that the Colon. 1971.

The facility is expected to end of 1972 in early or mid-1972.

bridge between the Back building will be Mama units of housing, plus park-Leone's, the largest restaur- ing and retailing.

ally generate \$400,000,000 in Hancock complex is the pa- United Company, designed The proposed project, atcd as a very sizable and and will be managed by which will be located on a unique public amenity." Niles Company, Should be 35-acre site between Boyl- Definite plans have not been open for occupancy by the ston and Stuart streets run, announced and the report Spring of 1970 ning from Arlington street states that studies on the. In this low and middle to a point close to the South possibilities for the Pavilion income development, 25 per

· dential complex, a 25-story Boston Urban Associates office building, is now par- side of the Church Center is

increase in Back Bay em- derway for the two Sym-

57 Carver St. complex may been made in the Church located at the Massachube functioning before the Center, a portion of the setts avenue - Huntington end of the year. The com- Christian Science-Fenway avenue intersection. pleted project will consist of Project expected to be com- Nearby is the \$10,000,000

Developmental trends in ries, is scheduled for partial nade. Building should be completion and occupancy completed by the end of this jects in construction are (34 floors) in the Fall of 1972 year. The reflecting pool and for full occupancy in the and plaza will be finished Fall of 1973, according to the along with the 26-story Administration Building by the

> house 8,000 employees. Also the first housing de-Hancock's parking struc- velopment is now under ture, actually a multi-use construction along the building, is being con-Church Center perimeter. structed over the Turnpike This project, known as with completion anticipated Church Park will be the largest apartment house in The report states that "an Boston. It is planned as a interesting feature of this mixed use building with 526

> The apartment building The third element in the has been developed by the vilion and Plaza "to be cre- by Architects Collaborative,

cent of the units will go to

On the Huntington avenue another site which will be

phony Towers high rise

rooms plus dining and recreseven level garage with rest this year. Tooms plus thing and recreated the The report points to June alional facilities. The new base.

The completion date for a botel is expected to be ready The John Hancock Tower, the Sunday School Building, for occupancy by the Fall of



BACK BAY, LEDGER BROOKLING, MASS. WEEKLY 10.000

Sem APR 23 1971 England Newwelln

Office building restudy defeated

House Bill 2520 calling for a e-sludy of the Beacon Hill site proposed for a 23-story state iffice building and a 450-car prage was killed 203-29 last reek, but opponents of the prerel will continue in their elorts according to the bill's ponsor. Representative Maure J. Frye of Back Bay.

John Bok, past vice-presi-Int of the Back Bay Civic As-eciation (a group which op-uses the design, height, and positioning of the building on

the Eowdoin street lot; peti-tioned for the bill.

Bok's petition, now a deleated bill, had called for a half to construction until the state Government Center Commission, which is earlying out the project, could prepare a re-

Because of the recent House vute, construction will begin on the foundation of the project and on the garage, but not on

study.

the tower itself, since funds for the office building have not yet been allocated by the Legislature.

"I am not going to let this matter stay this way." said Rep. Frye. "I will continue to work with my opponents to get the state to build a different kind of building than the one planned.

A considerable amount of opposition to the project centers around the proposed height of the tower. Opponents of the project claim that the tower. which will be located at the top of Bowdoin street, will over-shadow the dome of the State House, and mar the architectural consistency of Beacon

This past weekeno the board of directors of the Boston Society of Architects voted unanimously to support the move for a re-study of the site.

The Society has stated that a re-study is necessary for the state to define ate properly the nature of its future needs and space allocations, as well as to evaluate the effect of a new of-Yice building upon the Beacon Hill Historic District and the State House

The Society has also claimed that planning for the structure by the Government Center Commission has been executed without the collaboration of the Boston Redevelopment Author-

the group has strongly urged that the BRA be given design teview powers over the new state complex.

Other supporters of a re-study include Mayor White, the Boston Finance Commission, and some BRA members.

Rep. Frye said Wednesday that although garage construetion had begon, the building must be re-studied and modi-



REPORT OF THE

BACK BAY TASK FÖRCE

TO

JOHN D. MARNER

BOSTON REDEVELOPMENT AUTHORITY

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Mr. John D. Warner, Director Boston Redevelopment Authority City Hall, Minth Floor Boston, Massachusetts 02201

Dear Mr. Warner:

As chairman of the Back Bay Task Force, I am pleased to submit herewith the final report of this temporary committee which you created in December of 1969. You will note that the eleven members of the Task Force divided into two groups in their opinion on the most important issue to be resolved.

Six members voted to advise you that no high rise buildings should be permitted within Residential Back Bay. The remaining five members favor a limited number of architecturally controlled high rise buildings as explained in their dissenting report.

Happily, there were several important issues upon which the response of the Task Force members was unanimous.

As chairman, I am indebted to the members of this group for the generous contribution of their time and talents toward the production of this report.

Sincerely yours,

Erwin D. Canham, Chairman BACK BAY TASK FORCE



I. THE TASK FORCE

In November of 1969, John D. Warner, Director of the Boston Redevelopment Authority, speaking at a symposium on "Back Bay and the Urban Challenge" at the Museum of Fine Arts, announced his intention to appoint a task force to study the various plans which have been made for restoring the residential character of the Back Bay, and to recommend to him a policy which could accomplish this purpose.

The following month, the Director requested us to serve on this "Task Force." I The "Task Force" was particularly invited to "examine the legal, social, aesthetic and economic import of major new development in the Back Bay, determine the nature of this development, and whether or not this development is necessary for the residential growth of the Back Bay area."

We have examined the Back Bay Development Plan of 1967 and have received testimony from the Executive Director of the Back Bay Federation for Community Development, as well as reports from the consultants to that planning effort in the areas of real estate, economics and design. In addition, we have received presentation from professional members of the BRA staff and written reports prepared by them relating to urban design considerations, and to current real estate trends within residential Back Bay. We have also considered the views of some individuals

¹ The members of the Task Force are: Erwin D. Canham (Chairman), President, Back Bay Federation for Community Development; William Doebele, Professor of Advanced Environmental Studies, Harvard University; Charles Hilgenhurst, Administrator of Planning, Urban Design and Advanced Projects, BRA; Lawrence Mezoff, President, Back Bay Association; Henry A. Hillon, Professor of Architecture, M.I.T.; William Nash, Professor of City and Regional Planning, Harvard University; Lawrence Perera, President, Back Bay Neighborhood Association; John Ryan, President, Ryan, Elliott and Commany; Frederick A. Stahl, Chairman of Preservation Committee, Boston Society of Architects; Phillip Theobold, Chairman, Executive Committee, Real Estate Investment Trust of America; Walter Muir Whitehill, Director, Boston Athenaeum.

The following people testified before the Task Force: Ralph Partan, Tony Pangaro, Robert Kroin, BRA Urban Design Staff; Daniel Ahern, Director, Back Bay Federation for Community Development; Thomas O'Brien, Director of Research, BRA; Edward Britt, Real Estate Developer; Peter Mead, Hunneman and Commany; William McGreth, Commissioner of Traffic, City of Boston; Jean-Paul Carlhian, Architect, Back Bay Architectural Commission; Lawrence Anderson, Dean, H.I.T. School of Architecture and Planning; Joseph Lund, Boston realtor; Wilhelm von Moltke, Professor of Urban Design, Harvard University; John White, Landower Associates; Joseph Bartlett, Jeffrey Grad, of Ely, Bartlett, Brown & Proctor, Legal Counsel, BRA.



having particular interest and competence in the fields of historic preservation, urban design, architecture, and the local real estate market. We feel that we have received a fair and balanced presentation of the various relevant factors and points of view that bear upon the recommendations we have been asked to make.

II. THE RELEVANT AREA

We have been concerned not only with the residential aspects of the Back Bay, but also with its social, economic, and physical ties to institutions, the Charles River Explanade's recreation facilities, and to the commercial concentrations primarily to the south on Newbury and Boylston Streets; and to the City as a whole.

The most commonly defined residential Back Bay district is bounded by Arlington Street, Storrow Drive, Charlesgate East, and the alley between Newbury Street and Cormonwealth Avenue. (Other residential concentrations occur at the Prudential Center and in the St. Botolph Street area): It is composed principally of town houses constructed in the latter part of the nineteenth century of roughly uniform height, texture and mass. It was the result of a development plan conceived in the 1850's by architects and planners who admired and wished to establish in Boston a fine residential district in the style of Second Empire France, and supported by vigorous and cooperative action by the city and state governments. In order to realize these objectives, controls were established over building setback, mass and height. Broad street corridors with Commonwealth Avenue as a focal axis were laid out in an east-west direction, and were terminated by the Public Garden on the east. These broad avenues were intersected by cross streets at wide intervals so as to give prominence to the corridor-like effect and continuous facade of the rows of town houses on either side. Because of the unique architectural character of this district, it has been placed under a system of special architectural controls now administered by the Back Bay Architectural Commission (see Acts, 1966, chap. 625).

Present zoning for the residential Back Bay district is governed by the provisions of the Boston Zoning Code relating to H-5 districts. A F.A.R. (floor area ratio) of 5, when added to zoning bonuses available under the code, can, depending on the extent of land assembly, produce heights considerably in excess of any building now existing within the district. Interposed on the zoning control just mentioned, heights of buildings along Commonwealth Avenue are governed by a special ordinance of the City of Boston which controls building along park frontaces (see Ordinances, 1961, Ch. 19). That ordinance was amended in 1965 (see Ordinances, 1965, Ch. 8), to permit high rise buildings on Commonwealth Avenue at the westerly corners of Arlington, Berkeley, Clarendon and Dartmouth Streets, but otherwise retains a height limitation of 70/90 feet for the rest of the Avenue.

Rewbury Street, to a substantial extent, is composed of town houses constructed at or about the same time as those within the H-5 district. However, because of the partial conversion of many of these buildings to retail uses, the appearance of the street is quite different and is most distinctive and attractive, particularly in the easterly blocks. Boylston Street has been largely rebuilt in the blocks between Arlington and Dartmouth Streets, and the remainder has been much altered at store front level.

III. THE RELEVANT BACKGROUND

Since shortly after the end of World War I, the residential Back Bay district has undergone a steady and deleterious residential transformation until this trend was halted in 1965. Beginning at that time, many of the families who formerly occupied all the town houses on Commonwealth Avenue, Marlborough and Beacon Streets moved to the suburbs for a variety of social, economic and practical reasons. The buildings were transformed into apartment uses. There was a minor counter trend to the changes to lower income housing with the construction of luxury apartment buildings during the 1920's, but, even so, the residential health of the Back Bay weakened during the period between the wars. This trend continued until fairly recently. The seriousness of the residential outmigration was deepened by the depression which drove prices of land in Back Bay to extremely low levels and which effectively prevented successful and useful rehabilitation of town houses during the 1930's. After World War II, a substantial number of apartment conversions occurred. Unfortunately, many of these adaptations were of poor design and quality. Because of the lack of private capital for rehabilitation and restoration, the market for Back Bay properties was quickly dominated by charitable and educational institutions who found there inexpensive means for solving their immediate space needs. This trend towards institutional and educational use, which continued until the mid-1960's, changed the residential quality of the area.

During the same period of time there was a general loss of amenity. The trend toward group living accommodations resulted in overcrowding within the buildings which in turn aggravated the refuse and rodent problems and accentuated the parking shortage. During the same period, some of the open space amenities (the Esplanade and the Fenway) were encroached upon by highway construction, and in general were neglected by City agencies.

At the same time that these trends were taking place, individual developers made several proposals for major individual new high rise developments within the residential Back Bay area. These immediately met strong opposition from neighborhood groups and others who believed that the scale and quality of the Back Bay area must be linked together if the area as a whole were to be conserved. The Neighborhood Association of the Back Bay sponsored the formation of the Committee for



Commonwealth Avenue, which in turn prepared a report advising against high rise construction on Commonwealth Avenue (1963), and recommended a 70/90 foot height limit for that Avenue, Marlborough Street, and the south side of Beacon Street as well, suggesting that higher building should be limited to Arlington Street and the water side of Beacon Street. At the same time, moves were initiated to place these controversies into a larger perspective by undertaking a review of all of the problems of the area and a comprehensive program for their amelioration.

As a result of this review, the Back Bay civic groups in their effort to halt the deterioration of the Back Bay, recommended a number of important changes. Among their recommendations were:

A limitation on the unrestricted growth of schools in the area, and the facilitation of residential rehabilitation -- policies that were reflected in nine changes in the zoning ordinance obtained between 1965 and 1967.

The formation of a non-profit housing corporation to stimulate rehabilitation and increase the effectiveness of code enforcement -- an objective realized with the organization of Residential Back Bay, Inc. in this period.

The creation of a Back Bay Architectural Centrol Commission (achieved in 1966), with extensive powers to review exterior architectural changes in the neighborhood.

Revival and improvement of the open areas for which the Back Bay had originally been noted, including the successful adoption of public programs to create the Dartmouth Street Mall, the redesign of Copley Square, and the rehabilitation of Commonwealth Avenue.

At the same time, in 1965, the Back Bay Planning and Development Corporation was organized to supervise the development of a comprehensive plan, and the Back Bay Council, representing all major interests in the area, founded to review recommendations from the Corporation. Through a cooperative effort between the Back Bay Planning and Development Corporation and the Boston Redevelopment Authority, the problems were classified into various subjects (such as traffic and parking, real estate, engineering, etc.) and distinguished consultants employed to report upon them. Additional technical inputs were made by the B.R.A. staff, with the city planning firm of Adams, Howard and Opperman of Cambridge being in charge of overall coordination.

The Back Bay Development Plan prepared in this fashion was approved by the Back Bay Council in 1967, and soon thereafter the Back Bay Federation for Community Development, Inc., replacing the Back Bay Council, was organized to promote the programs and policies expressed in the Plan. During the last three years, the Federation has enjoyed



UL 23 1970

New England Newselip

Mesidents urge city to create Hobart playground

By Larry Strum

orty four residents backed by a petition with 215 signashave unanimously voted a playground at Hobart et and Ranelegh road, thion.

he one-acre vacant lot is the ner site of a small school t was demolished in 1952. the last four years area idents have been trying to the city to make improvents without success.

uesday night the Local Adary Council held a hearing at Brighton YMCA called at request of the Public Faculia. Department which curitly holds the deed to the perly and the Public Facilities Director bert Kenney forwarded a ter stating that his agency is ling to turn ever the land to e Parks and Recreation Deriment but wants to make

It was the first time since the AC was formed carlier in the sar that a city department flow the level of the Mayor's fice had asked its advice on a sighborhood decision.

re the residents agree.

Lawrence Koff, a member of the BRA's planning department, presented a design study the residents on the possible ses of the site.

. It related the Boston Housing .uthority one time had an increast in utilizing the parcel for amily or elderly dwellings.

The possible eptions were a ix to eight story apartment suiding with 75 units, a dozen angle houses or 28 small dwellings containing efficiency upartments.

Kolf surveyed the available pen land in the section and concluded the best possible use if the site would be for recrea-

The Park Department failed to send a representative to the meeting to express its intentions.

But Koff referred to one Parks proposal he knew of for Blobart street that called for a baskethall and tenns court with lights, children's play area, trees, benches, a tubbler and appropriate landscaping.

The lot has been hardtapped on several occations in the past but because the teendation was bever properly filled in, it is badly spht in many sections.

The cost of designing and building a playeround would

Rhena Swartz to consider the priorities between Hobart and Union and design proposals.

Mrs. Jean Babbin of 25 Corinne Rd., chairlady of the recently revived Faneuil Improvement Association and author of the citren's petition, will be working along with Mrs. Mary Hewitt, 29 Corinne Rd., Paul McGee, 64 Tarson St., and George Boylen, 3 Corine Rd.

Mrs. Babbin reported the same group of area residents met two weeks ago to consider the Hobart street lot and decided to bombard City Hall with telephone calls.

The City Council reto deed to the
deed to the sponded to their plea and last
Monday manimously passed as
dies Director
forwarded a
formanded a
forma

John Lynch, manager of the Allston-Brighton Neighborhood Service Center who presided, was asked to set another meeting after Labor Day. He promised to have the Parks Department on hand at that date.

Lynch also said he would instruct the summer work crews to clean the lot as soon as possi-

Rep. John Melia told the group he had met with Boston School officials in '67 after teenage residents circulated a petition requesting a playeround. The following year he asked the City Council to transfer the land from the School Department to Parks.

He said he was opposed to the site for low-income louising because it wasn't large crough to be properly utilized. Meba asked for a budget from the Park Department for some supervision, shelter, bubbler and play equipment.

He also asked for support for a bill now pending in the House Ways and Means Committee to acquire land from the Massachusetts Turnpike Authority at Western avenue and Solders Field road for low-income, high-rise apartment houses to include 600 units.

Hep. Norman Weinberg agreed the site could best serve the neighborhood as a playground.

He said the area is in a sadstate of neglect and has been since the school closed upnearly 20 years ago. He told the residents not to expect any reactive but thit missible. Urban Beautification Act.
Residents expressed a sentiment to have all the hardtep

ripped up and grass replace it, a shelter be installed and a separate toddler area.

It will take some months before the land can be transferred. Plans are already underway to file for a federal granifor the Union street play-fround next year. That mens flobart street's application couldn't be filed for another year with funding available, if approved, until 1972.

An interim committee of residents were rominated to meet with the LAC's Arts and Recreation Committee Chairman

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it up so the children casome use of it.

Thomas Barry, a card for Representative from V 21 and 22, also attended supported the decision of residents.



JUL 7

New England Newsclip

BRA Plan for Rebuilding Boylston St. Should Be Exposed to Light of Day

To the Herald Traveler Editor:

In his letter to the Herald Traveler (June 26), Architect Joseph Eldredge comment, on the Back Bay high-rise controversy and he denounces the Back Bay Assn. as the "strident voice of a lew businessmen who refuse to face facts."

. Mr. Eldredge should know that these "few businessmen" financed the plan-· ning program which produced the legislation which has created the extensive and successful architectural control system protecting much of the Back Bay and its architectural masterpieces.
These "few businessmen" initiated or

supported the large number of zoning changes which have been made in recent years to protect the population of Back Pay. Unitl 1965, the population was drep-pling rapidly, but since the new zoning regulations, the residential community has been stabilized and protected.

These "lew businessmen" donated pearly \$200,000 in private funds to the extensive system of public open space improvements now being carried out, including the restoration of the handcome Commonwealth Ave. Mali.

Having done all this, the Back Pay Aren, members now complain that the d in a substantial fashion or quickly

Boylston St., is a vigorous, colorful, expanding commercial theroughfare with some of the city's great buildings, line

she; s and most interesting places of contertainment. The addition of some housing is an excellent from long recom-menced by the Back Day Assn.

Inis type of improvement is possible only with a major public investment. BRA, however, proposes to do it by some kind of sleight of hand.

BRA has not completed or published plans, nor has it consulted with the owners or tenants. It has merely relterated that it does possess a secret proposal for the rebuilding of Boylston St. Someday soon this plan should be exposed to the light of day.

DANIEL J. AHERN Executive Director Back Bay Federation for Community Development

Anti-Wor Talk May . Speed the Peril To the Herald Traveler Editor:

I wish you could point out to our socalled anti-war senators that the dores and the peaceniks may be responsible for getting us Into an earlier war will

In 1917, President Wilson decided to say that we were "too proud to funds" The Germans believed us and thrumia they could do anything without race us into that war. They were vrom President Wilson never got the Mama but his statement cost us many, many, thousands of lives and billions of billars, and we're not too proud to fight

If the Russians think we are TIXardly, frightened people, they are dumber than I think they are. They have already been netting sassy about the President, and then we have these stalwarts, McGovern, McCarthy and Kennedy, who do so much talking sieus peace that they encourage our litthalred peaceniks as well as normal Americans who don't like war, to mis a stand beside them. C. C. HEWHTE

Pompano Beach, Florida

· Lawyer-Legislators' " Bread and Butter

To the Herald Traveler Editor:

As a recent jurer, I observed courts cluttered with minor-damage cases caused by minor lapses in human judgment. But as you have editoristized, car insurance mustn't reward the guilty. I therefore proposet loss of fire insurance If your house burns through care less smoking, loss of medical insumate
if you slip on a cake of soap that
shouldn't have been there, loss of his insurance If you die from a heart amera due to insufficient jogging.

But seriously, no-fault Insurance does not prevent sults for costly or green andligent cases. And lav s already er to books are aimed at the darpers driver. But I'm pessimistic about the auto insuranco jungle: legal hassling is the lawyer-legislator's bread and butter-BRUCE CASTL

Some Facts to Dispel Misunderstanding On BRA's Boylston St. Proposal

To the Herald Traveler Editor:

There has arisen a prest lack of understanding regarding the BRA proposal der, Insteased devicement on the Forti-fide of boylsten St. I should like to help those not familiar with the circum-tances by offering the following factor

1. Most of the north side of Boylston St. is presently zoned "B-4," end a 8-block portion (between Arlington and Clarendon streets) is zoned "E-3." This means that for most of the street only b-story buildings within the existing setback envelope are permissible. On the 8-block portion zoned "B-8" 10-story buildings are permissible.

2. The DRA proposal adopted by the majority of Task Force members would, in all Boylston St. circumstances, allow "B-10" zoning, which permits 13-story buildings for the entire length of the north side of Devision St. to a maximum pocupled floor height of 155 feet. This

exceeds by eight stories the present "B-4" zoning allowance.

3. Under bonuses for the provision at least six floors of residential dwelling uses, the new zoning would allow the construction of 18-story buildings to a height of 200 feet. This exceeds by 13 stories the present zoning "B4" allowance, and would provide combined commercial, business and residential uses.

Clearly, these provisions represent substantial increases from the existing zoning and focus new development upon the existing advantages of mass transit and commercial amently. It is not the intention of this properal to displace the existing uses with residential uses, but rather to summent underdeveloped locations with sound, new mixed use development

ANTHONY PANGARO Urban Design Department Boston Redevelopment; Authority



Sign Standards adopted to protect Back Bay character

The Back Ray Association adopted sign standard ored by architects William

pared for the Back Bay Federament and the Boston Re to protect and entance U

In most situations, the execution of a sign or similar device Is subject to state or municipal regulation.

In those cases, the BBA will eck the cooperation of public agencies in rejecting signs which do not meet the standards set forth.

In some situations, no legal control exists. BBA will strive for voluntary compliance.

The association retains a professional graphic designer to assist owners and tenants in the creation of attractive signs and storefronts.

For further information, call 266-1766.

Sign standard recommendations are:

I. Newbury Street (and Boylston Street between Clarendon and Dartmouth Streets opposite Copley Square).

A. Only rooted signs to advertising an activity wi the building or the name of building or store) shall be ;

B. Roof or billboard of shall not be permitted.

C. Animated and flast signs shall not be permitted

D. Exposed neon tub shall not be permitted unles is of high design standards a has been given special appro. by the Back Bay Association.

E. Signs containing an il mination source should be s ject to the approval of the Ba Bay Association.

Signs which are attache to the face of buildings are be limited in height to three feet and to a total of 1.5 squar feet per lineal foot of propert

G. Projecting signs shall permitted provided they do n exceed 10 square feet in area are at a right angle to the facof the building and do not ex fend below 9 feet above grade or project more than from the face of the building

H. All signs should be belo a line 20 feet above the sidewalk.

I. Signs of vertical propertion shall not be permitted.

J. Objects to be placed within the setback area, such as kiosks, banners, flags, canopies, benches, display cases, landscaping, etc., should be first approved by the Back Day Association and should be part

(Continued on Page Two)

flat permitted on the sidewalk un-H. Projecting signs shall be less they are approved by the

BEACON HILL NEWS DOSTON, MASS

> 1970 OCT 1

New England Newschip

. (Channed from Page One) of an overall design for the entire block. K. Free standing signs shall

not be permitted, except on special approval by the Back Bay Association. II. Boylston Street (and

Massachusetts Avenue between Boylston Street and the Charles River)

building or the name of the are at a right angle to the face facing east-west streets for a building or store) shall be per- of the building and do not ex- distance of 10) feet should race mitted. B. Roof or billboard signs

shall not be permitted. C. Flashing signs shall not

be permitted. neon tubing signs should not be permitted unless they meet the high design standards and are may be on the face of the build-

sociation.

Bay Association.

to the face of buildings should exceed be limited in height to three not , feet and to a total of 1.5 square shou feet per lineal foot of property part frontage. G. However, a larger sign tion

which is an integral part of the building (such as signs in ma- incl sonry) might be permitted on a can single-purpose building, subject to the approval of the Back landscaping, etc., Bay Association.

A. Only rooted signs (signs permitted provided they do not Back Bay Association. exceed 10 square feet in area, tend below 9 feet above grade the sign standards which are or project more than five feet appropriate from the face of the building

1. All signs should be below a line 20 ft, above the sidewalk, D. Animated or exposed with the exception of signs permitted under G.

J. Signs within the arcade approved by the Back Bay As- ing, the size being limited in accordance with Item F above, E. Signs containing an illu- projecting from the face of the minating source should be sub-building in accordance with ject to the approval of the Pack Item H above, or suspended from the soffit of the areade. F. Signs which are attached Suspended signs should not



OCT ABlanc 1355

New to June Newsoling

for Back I

By Maria Karagianis

Back Bay Association. The the Back Bay.

is the time to begin to plan and means of providing as, together, intelligently and sistance both technical and dispossionately, the logical tinancial for me purpose or areas and appropriate architectural preservation standards for intensive ce- on a specified priority bavelopment in Back Bay."

ask Bay. BRA wishes to traffic could be climinated robibit all such construc. From Marlborough street, ion, while some civic "at least in theory."

Tours recommend a limited number of high-rice "even if the street is not

as been unique cooperation were also recommended for etween BRA and the Back Marlborough street. ay civic groups," accord- Other traffic control.

Illiam R. Ebersol.

concerned the establish until the tracks are pre-Mayor White and city offi- ment of density control reg- empted by rapid transit cials received a 49-point ulations, the enforcement of service were two other reblueprint for Back Bay housing, building and zoning quests made by the Federa-Preservation and Develon- codes, and the encourage- tion. ment" on Oct. 24. from the ment of home ownership in . The Federation report

source by the BRA and the various Back Bay civic forcers by the BRA and the various Back Bay civic forcers by the BRA and the various Back Bay civic forcers by the BRA and the various Back Bay civic forcers by the Feder-fluore use prospects, to cor-The 49-point program was sider alternate uses, to seek for new parking facilities in issued in response to Mayor methods of protecting these the South Cove Project White's challenge that "now structures and to seek ways sis,"

For several months the Suggestions were made Back Day Association and for improved transportation BRA have been engaged in facilities and for reducing tebate over zoning for high- traffic congestion. The Fedrise buildings in residential eration has suggested that

vildings under careful de closed down," curbs could encontrol be flared at the corners to .While this debate contin- increase pedestrian trained es, there is a danger that it and to discourage through ill "obscure the significant automobile traffic. Brick act that for five years there sidewalks and gaslights

ng to Association President suggestions included more expansion of pedestrian The recently submitted areas, continued opposition ecommendations reiter- to the Leverett Circle ted the Federation's stand Bridge, and a BRA study to the ubiquitous high-rise determine what permanent see. The report states that or temporary street closings no lightrise buildings can be made in the Back

Other recommendations uation of all rail services

Back Bay Association. The pregram covers a wide the package. The Federation urged the cently initiated resident range of recommendations BRA to conduct a study of sticker parking plan and based on recent professional all major buildings of archi-urged the BRA to implement the BRA t supported the Mayor's re-

> should be allowed in the resis nited number of carefully Countillon-Joseph Fimility's selected and documented recent proposal to close sites and under a program down Commonwealth aveof design construction."

to establish height limits on landscaping work being all other sites within the residential area and has urged Avenue Mail, but the report the Mayor to announce his stated that "this provocaendorsement of the BRA tive idea should not be disposition to owners and ten- carded." avenue and Newbury street, support for the Mayor's as he has receptly done in a proposal to combine the

another consideration in the with expanding powers. It report which stated that urged the 1971 session of "City Officials and BRA General Court to provide staff, with help from our and other sessional research to the staff of the sessional research to the staff of the sessional research to the sessional re association, have drafted and other necessary imthe appropriate regulation provements for the Green which should be filed with Line and asked the Mayor to the Zoning Commission next support such legislation.

The Federation has rec- weekends. The idea has ommended zoning changes been put aside because of

The Federation stated letter to Back Bay resi-city's traffic, parking and dents. Effective sign control was gle transportation agency

Longer-range plans for month for enactment this MBTA extensions serving MBTA extensions serving the Back Bay and the contin-



GLOSE BOSTON, MASS. (E) 237,567 (D) 194,700 150 BGG-377

10V 1 1970 England Newschin

Saving the parks 1365

Jane Holtz Kay, Sunday Globe (Common, Public Garden are a mess), Oct. 25, describes the sad condition of these important downtown parks.

At the same time, she points out that the back Bay eivie organizations are "reviving the kindred Common-wealth Avenue Mall." The restoration of the Hall is moving ahead slowly but surely. The magnificent elim trees along the Mall are now well cuarded bigainst the dutch elim Girst which just two years ago threatened to make the Mall are no longated dust bowl.

This striking progress results from close cooperation between the Parks and Recreation Department and the Back Bay civic groups. It also costs money and it requires expertise. Fortunately, a citizens' group, headed by Ted Weeks, has raised the funds permitting us to engage the Lowden Tree Specialists, Inc., a highly competent committant, to guide the restoration of fort.

A comparable but larger program is needed for the Common and the Garden. Commissioner Curtis is moving in that direction with his proposal of a single administrative unit for the Common, Garden and Mail, and for the application of \$220,000 per year in Parkman Funds on these park properties. In addition, the Parks Department must engage in long-templanning. PRA can be helpful. And the common must engage specialized consultants to restore the landscaping Guelky.

Boston City Council approval will be necessary to launch this program in 1971. If there is enough public support, the program should commence then.

But meanwhile, there are many steps to be taken this week and this month. The Globe article strikes a note of urgency which may produce the public demand and support to get things moving right now.

DANIEL J. AHERN Executive Director, Back Bay Assn.

Hask Horee

THE THE CALL CALL TO CALLET TOCK

ask Force in

Physical Policy

at Harvard; Charles Hale vanced Environmental Studies well placed relative to the city hart Doebele, Prof. Community Development; Wil- idential and commercial : ecident, Back Bay Federation for clude: Erwin D. Canham, pres-Furce members in-The residential areas are

Muir Whitehill, director, Bosment Trust of America; Walter by the higher densities to the chairman, Real Estate Investick A. Stahl, Boston Society of are well-defined by continuous Neighborhood Assoc.; John Ryan, Elliott and Co.; Freder-Harvard Professor of city and ness District, the newly decelof architecture; William Nash, regional planning; denry A. Millon, MIT professor . Philip Theopold, proximate to the Central Busi-

Watch for Series rest of

The disseating report was prelek Suhl and Walter Whitebill, tions for the development of the liam Nash, Joho Ryao, Freder-Doebele, Henry Millon, Wilport include Profs. William Singators of the majority recommittee in December 1909. Warner created the 11-member Authority director John D. area. Roston Redevelopment Force and its recommendafour parts the complete findas of the Back Bay Task The Ledger will present in

Development

Ad- tors of the Back Bay to be very to be adaptable to changing buildings in the residential area as a whole, and the existing needs within the District. The Task Force finds the res-Partl

Perera, president, Back Bay dential areas, and to mass Lawrence oping John Hancock and Pru-John transportation routes The edges of the Back liny

ment knit the Back Bay into the south of Boylston street. Buth public spaces (Public Garden, Esplanade, and Fenway) : nd the public spaces and the turentire fahrie of Boston, geoming commercial develop-

heritage of our nation preserved, still living area of plished, as well as the bestthe largest and most accumthis respect, the Back Bay as ed, a significant facet of the those who spoke about it assertton Museum of Fine Arts and is, as the exhibition at the Easits period in the United States ton in the late 19th century. In chitectural aspirations of Eusto chronicle the social and arthe city, and, as well, continue ment that is a major asset to a valuable residential environvide today and will in the future they survive continue to pronal scale of the Back Bay as

the existing scale of the entire the further expansion of educa-In the light of these views,

area that will be outlined in this and development within the the Task Force proposes a program for creative conservation

arguments for and against high Residential District.* locations within the Back Bay rise development in selected

velapment objectives. best offering marginal advance tremely harmful to the unity development in any form ex-Force finds selected high rise toward stated community de-Residential District, while at and coherence of the Back Bay The majority of the Task

The original plan and origisuccessful residential uses, e) estate market and discourage which would unsettle the real erties, d) create a speculative rehabilitation of existing propshadows on the residential and adjacent buildings sub-soil and sub-structures of on the stabilized conditions of have possible long-term effects interest throughout the area Force finds that a pattern of tial sound investment in the public areas, c) inhibit substan-Back Bay, b) cast undesirable architectural quality of the would a) destroy the scale and selected high rise development

and rental. via condominium ownership ston street (as described later) as by new construction on Boylthe residential district as well by rehabilitation throughout dwelling units can be created Sunstantial numbers of new

Any inadequacies that may afternative sites for high rise tential for linking the two to-

dormitories should be centinornmended by the 1967 Back call districts (previously rectional institutions

The Task Force considered should be devised to control the velopment Bay Plan for Community De-

the Back Bay Federation). (previously recommended by ing to minimum square footage number of dwelling units in rehabilitated buildings accord-

The majority of the Task 5 Vacant Sites Development of vacant sites

architectural quality of isting scale, environmental and to assure consistency with exin addition, include local apstaff also devise a planning ment Administrator and BRA in the Eack Bay already reprovals and design review so as ment on these sites that would, procedure for guiding developrecommends that the Developommendations). The majority cordance with the above recnances (to be amended in aczoning and Park Frontage Ordithe Back Bay Architectural quires review and approval by Commission and adherance to

BACK BAY DEVELOPMENT STUDIES

arca.

Back Charles River 1. Comprehensive Planning Esplanade and

The task Force finds that before the Esplanade, the poin the Boston area. Since the Back Bay was constructed long most important urban elements Esplanade constitute one of the The Charles River Basin and

the state of its buildings, nor to Strict roung control limiting infifteen correspond with a uniform cornice height of up to

ued and enforced within Back study of the Boylston Street and their The Task Force unanimously system will be necessary, and, (2) a or whether further incentives of the ERA to examine further tionship of the commercial of residential units will in fact sure that a substantial number controls is to be applied, to ascareful review of the zoning bring its proposals into reality zoning alone will be enough such questions as (1) whether area be continued by the staff be produced and that the rela-

enforceable

mentary. the buildings will be complethe residential activities within There is unanimous agree-

Within the Ferway Urban Rement that at present Massachusetts corner of Baylston street and newal Project at the nort heast lots is publicly owned and streets. The largest of these lot's on Boytston and nearby tivate development on vacant should be a strong effect to acavenue. aroni.

(Continued out 1) took)



costs of demolition what would be associated with high rise buildings in this area of distinctive architectural quality and unity. Indeed, preperly planned and executed, high rise construction in alternative areas could constitute a positive force that would at the same time have functional characteristics (accessibility to the Central Business District, commanding views of water areas, ete.) equivalent to or better than similar construction in the mary respensibility for carry Back Bay.

RECOMMENDATIONS

The majority of the Task Force recommends as follows: Back Bay Architectural Dis-

The Back Bay Architectural District should be extended to include Newbury street. Copley Square and Arlington street between Newbury and Boylston streets (previously recommended by the Back Bay Federation).

Consideration should also be given to an extension of the Back Bay Architectural District to the area bounded by Charlesgate West, Kenmore Square and the Charles River. 2. Height Restrictions

The present 11-5 District should be rezoned for a maximum of 70 feet parapet and 90 2 , feet roof height. This provision is to include both sides of Newbury street from the Public Gardens to Charlesgate East.

Massachusetts avenue should be rezoned for a maximum beight of 120 feet, a height consistent with the cornice line established in the Fenway Renewal Area (previously recommended by the 1967 Back Bay Plan for Community Development).

3. City of Boston Park Frontage Ordinance

The City of Boston Park Frontage Ordinance should be amended by the Boston City Council to conform with the conventional zoning restrictions.

4. Other Zoning Restrictions

All new construction in this area should provide for a parking ratio of one space to one dwelling unit with additional reasonable provisions for parking of goests. A reasonable parking ratio for rehabilitated or converted units should be established permitting no more than three units without provision for parking and requiring one parking space for every two additional units for portions thereof).

the human and architectural not be reduced or enernached upon;

b. That a positive and immediate program to improve the linkage between the Esplanade and the City be undertaken by (1) improving pedestrian acess between the two, and (2) by landscaping and other design improvements to the are a between the south side of Storrow Drive and Back street, Since this area is, we understand, within the jurisdiction of the MDC, it would have the priing out the proposals surgested, but would plan at I execute with the BRA. We do not be-heve that either program would involve inordinate cost, and these steps initiated by public action, would, we believe, encourage further provate improvements of the north facades of the properties facing

the river;
c. That the BRA, as soon as
its resources termit, undertake
a major study the collaboration
with the MDC, MAPC, and Bos-
ton's Traffic Department) el
the long range (20-25 year)
development of the Storrow
Drive-Esplanade-Bracon street
21.02 The Britishy Objective of
fore sindy yould be to explore
all the possible intu re alterea-
lives that may benefit the Back
Bay

Doylston Street The Boylston street area is

different from the area to the north of it largely because of the changed uses (commercial) , changed scale (buildings are higher), non-residential construction, major new development to the south (John Hancock and Prudential Centerl. major public square the (Copley Square), and the location of the underground mass transit line along its length. For these reasons: the Task Force welcomed the presentation of a design study for the area undertaken by the BRA staff. The Task Force reviewed the BKA stall preposal for deabove mentioned height restrictions. The Task Force and felt that the pressures for as an additional legal control and Jean live of when courentional gaming of the property of th quick transiti distance to the Central Business District. Government Center and other employment generators in the central city, indicated the development of a "High Density Spine" following the mass transit line down Boylston

Street. The Task Force in principle unanimously endorses the staff proposals in their present state of development Specifically, it concurs with the recommendation for mixed office, commercial and residential uses of Boylston street between Ar-



CHARLESTOWN PATRIOT BOSTON, MASS. WEEKLY 5,200

Finding B 6 1970 Yowschip

Historical Society

There will be a regular eting of the Charlestown torical Society on iday evening, February 1970 at 8 p.m. at the ker Hill Post No. 26, erican Legion Hall 27 estnut Street, rlestown.

A this time there will be eport made on the ress to date of the ial committee of the oricas Society planning both BRA and the Navy the keeping of the NSTITUTION in lestown and proposing a mal Historic Park for a on of the Charlestown ard when it is phased

B760

eaker for 'the evening, ames R. Adams of the estown Development ration resides at 38 rd Street. Mr. Adams en selected by BRA as developer of the son Square Triangle. ie and his architect will hand to explain their ial for the historic ration of this valuable n of Charlestown includes the Warren and the Thompson

They will have on hand and tic drawings of their aplated renovation struction.

public is invited to

HERALO TRAMELER BOSTOM, MASS. (M) 216 305 (S) (5) 293,557

England 1970 Newsclip

Back Bay Assn. OKs High Rise

The Back Bay Association yesterday Issued a 42-point report on Back Bay preserva-

The report, based on recent professional studies of the area sponsored by the Coston Redevelopment Authority and Back Bay civic groups, shares many recommendations with the BRA-appointed Back Bay

Task Force.
However, the association report differs in recommending that high rise construction permitted in the residen-tial areas on "a limited number of carefully selected and documented sites and under program of design con-Etruction."

THE TASK FORCE, in a six to five decision, had recommended a complete prohibition of high rise in the residential areas of Back Bay.

Included in the 49 points are recommendations to:

-Enact a comprehensive sight control regulation this year. -Adopt density control regu-

lations.

-Promote full enforcement of housing codes.
-Encourage a program of

-Encourage a program of widesorcad conversion to con-dominiums as a means of sta-bilizing and improving old-bilidings, affracting new flow of capital to renovation and attracting middle-income families back to the district.

-Close Marlborough street to traffic. The report notes that the street is "rather unique" and recommends a study of the practical ramifications and resulting inconveniences to residents if traffic were ban-

ned. The report also suggests that traffic could be reduced by "Haring curbs at the corners."

Brick sidewalls and paslights, now being studied by the Public Works Department, are endorsed by the association.

BAY STATE BANNER POSTON, MASS. TENLA 16'000

FEB 26 1970

NOTE England Yerraclip



development Authority Direc Enlatively designated developer of about 400 mits of low and moderate housing in the Campus High area.

Left toright are: Leon V. Jacklin Campus High administrative assistant

D. Smith, LRCC president; Mr. Warner; C. Vincent Haynes, LRCC vice pres and Stan Gibson, Campus High baison officer.

> MONITOR BOSTOIL LAASS. (14) 210,850

JUN 17 1970

3737R England Newselin

Homes relocation soug 1-35-5

Boston Redevelopment Authority w. approval of its hard Thorsday to School Renewal Area in mobile l. rector John D. Warner are careed Under the BRA prepaid. the homes expected to cost \$5.60 ap homes expected to cost \$5.60 ap he located in the Madison Part Ruggles St. Permanent homes Roghes of Terminent tomes to a families would be built lafer by the I Roxbury Community Corporation. Occupancy 11 for 1912



BRA gets first look at proposed tower apartment

The Boston Redevelopment their opposition to the proposed

Weinberg told the Citizen rect in Allston. Weinberg told the Citizen
The five million dollar pro- we're trying to preserve the street in Allston. ject by Watertown contractor character of this community as Pasquale Franchi is part of the a residential community. There

Pasquate Franchi is part of the a residential community, there Planned Development Area are still permanent residents proposal outside of downtown, here and we want to protect boston.

The BRA hearing last week Weinberg said that the comwas the first of a number of munity is trying to "prevent steps that must be taken before the area from becoming demister growth and the green light is given. A date, nated by skyserapers with a lot the green light is given. A date nated by skyserapers with a lot for a public hearing will be set of transient residents.

later this month, and the Zon- Meha felt that the luxury ing Commission must also complex would not solve the grant its approval.

Reps. Norman Weinberg and John Melia both registered

Spartment (Continue on Hage Two) CITIZEN ITEM ALLSTON BRIGHTON BOSTON, MASS.

DEC 1 0 1970

England Newsclip

Filips, one vi

: Apartment (Continued from Pagaone) housing shortage in the Aliston

Brighton community, and cited potential problems in traffic and parking. He noted the already enngested conditions and printeo to the parking situation existing around the university. Melia Telt that the complex would aggravate the traffic problems with a new influx of visitors and delivery trucks.

The 219-foot high apartment building would contain 84 studio units, renting at \$240 plus monthly: there would be 123 one-bedroom units at \$290 and above. -



MOMS FOR KIDS --- Back Boy mothers have banded together to save the Prince Grammar School at Newbury and Exeter Streets. They are out convassing in numbers, headed by Mrs. Helene

Johnson, Mrs. Carol Green, and Mrs. Jackie Lowell, (left from right). Scott Green, 3, could really care. (Andy Dobilis Photo)

Mothers continue knocking on Back

Back Bay residents are being sked to open their doors to nothers during the next reck seeking results for the irst child study census of the

. The mothers are concerned with the possible closing of the rince School located at Exeer and Newbury Streets.

Another goal is to develop more sports and recreational activities for after-school hours

From Arlington street to Massachusetts avenue and Beacon street to Boylston street, five squads of mothers are canvassing with the objective of determining the preschool population by age groups.

"The Prince School is nearly 100 years old. "said Mrs. Carrol Green, "and we don't want it to he torn down for another parking lot. We expect to find there are many more pre-school children than we think there are in the Back Bay

The survey instituted by Mrs. Helene Johnson about six months ago has had the assistance of the Boston Redevelopment Authority to ensure its

resu' are valid.
Mr.: Tosh Lee, who is covering Beacon Street, is chairman of the block mothers.

RECORD AMERICAN BOSTON, MASS. (M&E) 433,300

JUH 18 1970

New. England Newsclip

Terms BRA Proposal 'Fantasy'

Back Bay Ass'n Blasts Housing

The Roston Redevalarent Authority's proposed for the recidential development of Boylston st. is a "fantasy," the Back Bay Ass'n charged Wednesday,

The charge came in a letter from Daniel J. Altrain, ex-centive director of the asso-clation, to HRA Director John D. Warner.

The association also said the residential development plan was no "nuface threat" to the business community on Doylston et.

The BRA, Alexan noted, thus been working on a proposal to create at least 2000 housing units on Haylston

st. from Arlington st. to the Prindential Center.
"At a recent public meeting, they referred to n total of at least 6000 mills to be constructed from Pails Plaza, ideng Poylston st., to Kenmure sq." he said.

Alterin said that "at Descenting special Cophy sq. and Prindential will be created by the complete control of the created by the

He said one potential developer recently withdrew his netporal when he learned that the project would be limited to "the 200 feet the liRA now surgests would be a stimulant."

The association, Ahearn said, has usked if the BRA intends to condoun the street by comment douadn. You conclusive mower has been given," the letter stated,

Alicain called It quite un-Alteriar called if quite unfair and huptacheal to sub-ject the Back Bay business community to the messplained threat that it may briefly be replaced by new high rise housing.



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England Newsell n

---- (U) a year's study (1904-60) BRA seeks Feelings Back Bay report

The following open letter to resi- page) and has made significant dents of this ereo is being circu- recommendations on zoning,

Dear Back Bay Resident:

The Back Bay, one of Bosall of Boston.

trolled development and pres- tions. areas of the city, and especially are of importance to you and Bay. Development should not the residents concerning these be an unselective casting off of recommendations. For the old simply to obtain some- purpose, a public meeting will

thing new.

taken to improve the climate of the Back Bay Task Force and have, I believe, taken a rational available to answer questions approach to the problem. In on all facets of the Report Rovember I appointed an I urge that you read this reeleven-member. Task. Force, port, consider it, and attend the chaired by Erwin Canham, to June 4th meeting to make your develop and recommend an feelings known. overall program for the Back Bay.

The Task Force has completed its report (printed in full on the reverse side of this

. - - - - - -

lated by the Boston Redevelop-ment Authority: open spaces, educational insti-tutions, traffic and residential tutions, traffic and residential rehabilitation.

On the subject of limited high ton's most vital and valuable rise building in the neighbor-neighborhoods, is now facing an hood, the Task Force filed important crossroad in its con- majority and minority reports. tinuing development. This de- Six members oppose any high (velopment is of concern to all rise construction within resiof us-the residents, the Boston dential Back Bay. Five voted in Redevelopment Authority and favor of a limited number of architecturally controlled high We feel that careful and con-rise buildings at specific loca-

ervation is necessary in all All the aspects of the report in aesthetically leading and his-jour neighborhood, and I feel toric areas such as the Back we should hear directly from be held June 4, 1970 at 7:30 p.m. It has become obvious in re- at John Hancock Hall, 489 cent years that steps must be Berkeley Street: Members of living in the Back Bay. We BRA staff members will be

Sincerely. John D. Warner Director B.R.A.

Residents hit high-rise plan in Back Bays

Back Pay residents mounted a blistering attack on any breach in zoning or planning that would allow high-rise development at a public hearing last night.

About 250 persons representing a cross-section of the community partly filled John Hancock Hall to hear and debate the report of an 11-man task force appointed by the Boston Redevelopment Authority to recommend an "overall development program" for the architecturally historie section.

One of the few dissenters was Lawrence Perera, president of the Back Bay Neighborhood Assn., who joined four other task force members in a minority report urging consideration of high-rises at corner locations on Arlington street, the water side of Beacon street and Charlesgate East.

He argued that a few 250-foot residential towers could add 1000 new residents and help the core community by offsetting whatt he claimed was a drift to transients and students who took little responsibility for helping the area thrive.

HERALD TRAVELER BOSTON, PM (%) 216.505 (S) 298.557 Tre w

JUN 4 Englan 1970 NOME L

Back Bay Future Discussed Tonight

Poston Fedevelopment A thority Director John 1 Warner said a commun. meeting to discuss the futu of the Back Bay will be b tonight at 7:30 at the Jc Hancock Hall.

A key Issue Is expect : be the feasibility of constru ing high-rise buildings selected Back Pay locations

Province School of the Court of (S) 207.947

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Back Bay Group Attacks BRA Plan For Boylston St.

The Back Bay Asia, Seiters actor John D. Watnerinds dential section of the Each day charged the Boston Redeseated he would oppose highvelopment Authority is threat- rise developments in the resi- high-rises on Boylstun street. count to replace the business community on Boylston street with new tousing redevelopment projects.

In a pre-a release bound yesterday, the association me vited DRA director John D. Warner to appear at the asinciption's annual meeting June 23 "to explain this proposit."

A spokerman for the BRA said the BEA Le, no formal proposal for the redevelopnicht of linglaton street.

Carlier this week BBA th-



JUH 16 1970 New England

BRA Chief Warner Joins Panel Majority

Back Bay High-Rise Opposed

By ANDY MERTON BY City Poli Reporter

John D. Warner, director of the Boston Redovelopment Authority, has decided to oppose all proposals for highrise development in the Back Bay.

In an afficial statement to be released soon, Warner will side with the majority of a special 11-man task force which last month reenumended a 90-too height on all Back Bay construction except along Massachusetts avenue, where a 130-toot maximum was recommended. THIS DOES NOT include Boylston street, where Warner hopes in see more high-rises in the near future.

The decision marks a change of heart by Warrer, who favored some high-rise development in the Back Bay as late as March.

However, he decided to advocate the higherise "spine" concept instead. The spine would consist of higherise office and residential buildings stretching from the new Park Plaza development area straight down Boylston street.

In lact, Warner hopes that by opposing high-rise development in the Back Bay he will put pressure on developers to build on Boylston street.

Warner's decision was based of several factors:

—The city, he feels, should encourage private development where it helps to ungrade an area—not where it simply builds on top of existing strengths.

—If two massive high-rise apartment buildings now planned for Beacon street are allowed to be built, the speculative value of land in the Back Bay will soar, and owners will have a strong incentive not to preserve and rehabilitate their properties.

-BACK BAY IS UNIQUE in Boston and the nation as a historic architectural district.

-BACK BAY is congested enough now with student commuter and shopper traffic.

—The BRA has been advised that approval of high-rises in certain Eack Bay locations would present a "Ciliculi" legal problem. Spot zoning would become an Issue.

One immediate effect of Warner's stand will be to encourage apponents of a plan by developer S. R. Brainard of Marbichead to build a 310-font tower and a 285-toot tower across the street from each other at the intersection of Dartmouth and Beacon Streets.

Brainard's proposal is scheduled for a hearing by the Zoning Board of Appeal July 7. However, Brainard neglected to submit his plans to the Back Bay Architectural Commission — which he is required to do by law — and the Commission is ready to take him to court.

WARNER'S DECISION will be supported almost unanimously within the BRA, although Charles hilgenhurs, a BRA planner and a member of the Back Bay Task Force, sided with the five-man inhority favoring high-rise development at selected Back Bay locations.

More than 65 BRA staffers on the professional level petitioned Warner to oppose all high-rise developments in the Back Bay.

However, some Back Bay business leaders are expected to appose Warmer's stand. "The lobbying up here has been heree," a BRA official commented yesferday.



Back Bay Assn. criticizes B.R.A.'s Warner

Globe Staff By Anthony J. Yudis

dential development along Boston Redevelopment Authority director John D. Boylston st. in the business staff came under critical termed as "a fantasy" B.R.A. proposals for resilire yesterday from the Warner and his Back Bay Bay Assn., which

low the recommendations of a task force majority sents the business life of apartments in the residenwhich opposes high rise that Warner intends to folday after it was disclosed the Back Bay, came one tial area of the Back Bay. The criticism from the

the 11-man task force also office, commercial and resof Boylston st. for mixed B.R.A. stail for development owing of proposals by the The six-man majority of

other task force members and a member of the same dent of the Back Bay Assn., Lawrence Mezoff, presi-

> nual meeting Tuesday at 3:30 p. m. at the Hotel posed redevelopment of Lenox to explain the pro-

nent domain takings of exurban renewal or emmiapartments would be im-plemented. No threat of housing units of high-rise Boylston st. did not specify how a program for 2000 The B.R.A. proposal for noted

."For months the B.R.A.

cluded in the B.R.A. staff suggestions.

has, in our opinion, done additional damage by making a muddle of the current Back Bay," the association in the residential section of building high-rise towers debate on the question of "This housing screme Then, instead of developing the logical alternative,

Boylston st. rather than Beacon st."

running from Park sq. to

Boyiston at to Kenmore sq.

staff has energetically op-posed high-rise buildings in the residential area.

which is to offer a new program of housing and area conservation B.R.A. has suggestion that high rise buildings be constructed on

to conserve and renovate Bay civic groups "worked The association noted theat for five years Back

tance, has merely offered the B.R.A., instead of proresidential the fantasy of a whole new viding conservation assis-"It is unfortunate that community

the historic housing area.

explanation of this strange nontic substance." ming documentation or ecoconcept which has no plan-"We sincerely desire an

the days of renewal direction Edward J. Logue. relationship represents the first break business community since B.R.A. and the Back Bay in what has been a cordial The association criticism cetween the

rehabilitating and preserv-ing the rest of the 19th Century Back Bay blocks. • means of enticing more residential Back Bay as a on selective corners within residential who voted selective high rise would stable families into condohelp serve as a catalyst in The minority members felt miniums and apartments. developments for high rise

Warner to appear at its anthreat" to represented ter to Warner, said the pro-Bay. The association asked community of the Back practical and that its proposal for Boylston st. is not motion by the B.R.A. staff The association, in a letthe business an "unfair



usinessmen blast mayor,

for months, even as ous investment groups e eccking approvals to shead with multiion dullar building is Mayor White offily has accepted the 's planning decisions to t severely the heights buildings in the total dential Back Bay area. he decision caught e Back Bay businessby surprise since they anticipated that the or would attempt to

ter sitting on the mat- go ahead with a major high rise luxury condominium on the water side of Beacon street at Dartmouth street.

Also threatened are long standing plans by the de-'velopment furn of Cabot, Cabot & Forles to construct a high rise luxury apartment building at Commonwealth ev. and Arlington street, over-looking the Common and adjacent to the Ritz Carlton which C.C. & F. owns.

The Back Bay Assn., which comprises a majority ests in the Back Bay, makes no bones about the fact that its members are bitter about the mayor's decision for approval such plans by and think he's been sold a bill of goods by some staff members of the Boston Redevelopment Authority who have been lobbying hard to prevent high rise construction in the residential area, even though present zoning laws allow such

The Back Bay group, through its president, William R. Eberson, is charging that the city's renewal agency "has blocked opposed or delayed nearly \$20 million in new construction in the Back Baythis in a city which does not have enough money even to sweep the streets."

The BBA noted that although C.C.&F. had de-layed its plans for almost five years since it got ap-proval to go alread, it finally had reached the stage where it was ready to submit to municipal agencies

the end of the year.

It also noted that developers also were talking about the possibility of a high rise structure for the Hotel Somerset site on Commonwealth av.

The BBA also is charging that the renewal agency intends to block a number of other feasible proposals for the same district.

Mayor White has decided he said, to ask that the Back Bay residential district be extended to include the Arlington Street Church, Newbury street, Copley square and the fire station at Boylston and Hereford streets. Approvals would be required by the City Council and Legislature.

By so doing, it would bring this area under the control of the Back Bay Architectural Commission which has been given extransidinary po construction, and exterior rehab work

The mayor : the City Couns the so-called age" ordinance permit constr rise aparame avenue. The or nance allowe

height of 70 fe submitting a nackage to Commission future of Back for all, to cu speculation and rehabilitation in the borhood."

The zonin would allow cornice heigh

BACK BAY, J

EDSTON, MASS. (E) 194,700

e out with some sort of

promise which would

e allowed one davel-

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Back Bay battleground;

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* BACK BAY Continued from Page B-37

buildings of 70 feet along Beacon, Mailboro, Com-monwealth and Newbury, height of 90 feet, Also, a "floor area ratio" bonus that now is available to allow tall buildings on larger lots would be climinated.

Apparently one of the rehabilitation projects which has been hinging en the mayor's official action revolves around the old Hotel Vendome, Reports have it that principals of the Franchi Construction Co. are negotiating to purchase the hotel and that . I they will expend considerable funds to renovate the structure into an apartment house.

The staff of the renewal egency disputes the claim that the new zoning will kill the so-called Ritz Carlion extension plans and argues that the developers here can go to the Board of Appeal for variances to build their 17-story structure. According to Robert Pleshaw, zoning adminis-trator for the renewal **geney, the Back Bay community favors the extension and there is no opposition to the plan.

The BHA, in a letter to 'fayor White, is charging **************

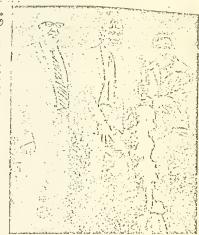
that this administration has failed to carry out its intended policy of consulting and collaborating with organizations based in the Back Bay.

The BBA also charged that it requested conferences the last four months with the city administration before any public ac-tion is taken and "unfortunaicly we have received no response,"

"The BRA (Boston Redevelopment Authority) has been unwilling to discuss these matters with

The BBA noted that the city was acting on the results of a "task force majority which it created," consisting largely of individuals who neither live in the Back Bay nor work in the Back Bay, nor have any organizational association here. Its recommendation to limit high rise by n 6 to 5 vote showed that all four task force members that do live in the Back Bay voted against the BRA proposals.

The ItBA also charged a June 4 public meeting on the mafter was somewhat decriving since "desp.to a heavy promotional effort to recruit so audience by BRA, less than 22 percent of the residential population appeared, Included



BREAKING GROUND for "Winsor Estates" in Swampscutt, a development of custom built homes, are G. Franklin Hellstrum, assistant treasurer, Lynn Institution for Savings; George Eisener of G.W. Eisener, Inc., the developer, and Anthony Pierce, Swampscott asses-EOT.

were a large number of BRA employees, plus prescryationists from outside the area."

The BBA still argues that BRA plans for apartments along Boylston st. as part of the so-called "Park Plaza" is unfeasible, alsay thus far the response from developers is most encouraging.

It noted that the Back Bay Federation, which comprises all facets of life In the area and which in the past has worked closely with the BRA under previous administrations, is promoting the condominium idea for which prospects are reasonably good in the area, but that it is nothing no help fro in the BRA

Anthony J. Yudis



High rise issue not resolved yet, says Ahern

When Boston Redevelopment "Mr. Warner never abro-Authority head John D. Warner gated his responsibility," Hilappointed the H-man Back Boy genhurst said, indicating the Task Force, he never suspected force was appointed by Warner the group would split over the to "separate fact from opin-section's most vital issue high-ion," and give the BRA chief

rise residences. 33% some working guidelines. The 6-5 vote that opposed However, Daniel Abern of high-rise construction opset the the Back Bay Association, repmomentum at BRA. Warner resenting merchants opposing had been leaning in layor of Warner's decision, said he high rise and thought the mid-field with the said the said to be a said to high-rise, and thought that with didn't, "think it is a closed

high-rise, and thought have of case."

Back Bay merchants in favor of case."

the buildings, high-rise would We will have to wait and see what is going to happen," he After a Jone 4 public Learing said.

where residents angrily tore. As for the high-spine, Ahern into the concept, Warner fur-thought it to be "an absolute ther studied the recommenda- mirage, lantasy, it doesn't ex-

tions, and Tuesday decided on a ist."

The Back Bay Association compromise course. He has accepted the majority will invite Warner or a repre-report opposing high rise as the sentative to a 3:30 p.m. meetsalest legal course, one that ing Tuesday at the Hotel Lenox will avoid bitter residential to explain the decision and the protest and spot zoning innova- Boylston street concept.

· He thought the majority re-Now, there seems to be no portidea of townhouse rehabili-· certain indication where high- tation to be unworkable and rise will go, although Warner's perhaps too late, as the Assocompromise is for a "high-ciation has been calling for spine" complex of 16 and 18 implementation for five years. story buildings on Boylston The Association, and the street. Back Bay Feneration have

Charles Hilgennurst, a BRA been pushing for the area's planner, and a task force mi-improvement despite high rise nority report member, wonders controversy and last week met whether members favoring with personnel interested in rehigh-rise "really have any op-opening the Hotel Vendome by tion Fall.

> BACK BAY, LEDGER BROOKLINE, MASS. WEEKLY 10,000

JUL 16 1970 England GLORE BOSTON, MASS. (1) 191,700

1970 England Newschip

Back Bay people to sweep litter

Back Bay residents will scour 36 blocks tomorrow In the third semi-annual Neighborhood Assn. clean-up of alleys and backyards.

Participants in the "alley rally" will form separate broom and litter Participants the. brigades for each block

BRA. representatives, lawyers, engineers, publishers, doctors, stockholders, salesmen, nurses, students and janitous are expected to join the project.

Neighborhood Assn. clean-up a "good war on man's oldest natural cnemy - his litter and when the de time is

HERALD TRAVELER BOSTON, MASS.

OCT 15 1970

Newselin

Buck Buy Assn Asks White's Aid The Back Bay Association decided to back BRA Director has asked Mayor Kevin II. White to consult with civic and husiness leaders before

and husiness leaders before going along with BRA: +=n-posals to probibit high-rise construction in the Back Bay. The mayor reportedly has

William Ebersol, president of the association, said the BRA proposals "could be quite damaging to the future of this area."

Needed: positive, vigorous programs for the Back Bay 13\$ To the Editor:

Bay is gone forever. Maintain- support the Federation's cf- is absolutely no evidence to ing the status quo is clearly forts.

Impossible. We need new people to come is attracting more people to tive programs instead of this here to live, work, study, shop live in the Back Bay. This can essentially negative "anti" phiand to help build the commissionly largen if there is very lusophy, nity. Since space is limited, it substantial hoosing improvemust be allocated by zoning and ment, conversion, reliabilitaother public policies. During tion, and the construction of the past few years remarkable new apartment buildings. At

To the Editic:

Your editorial "On Making community has been inade qualities must be improved. He lack Bay Magnet Work" of under the leadership of the Unfortunately, in their receptive and courageous state. Community Development.

Although the Federation political and the state of decline, unless it is open to new schools, they are not "anti-new high-rise buildings would ideas, new people, and new schools, they are not "anti-new high-rise buildings would ideas, new people, and new school" policies, but in fact, somehow lead to widespread functions. Edwardian Back most of the schools appear to bousing improvements. There hay is gone forever, Muntain-support, the Federation's G- is absolutely no evidence to support this contention. What is One of the really great issues needed are very vigorous, posi-

> BACK BAY ASSOCIATION Damel J. Abern Executive Director



ck Bay gesolves

Mayor's plan OK'd

The Neighborhood Assn. of the Back Bay apparently will not object to any rebuilding plans proposed for two siles within the residential Back Bay, and have given endorscenent to keep building heights in the area at a 70-to-90-foot limit.

The association, at a recent raceting, passed resolutions approving the
mayor's proposed action
and indicated its support
when the matters come before the City Council. The
heighborhood group's headed by president John NWilliams, passed resolutions of cupport to the
mayor at a public meeting
attended by about 150.

It, in effect, puts itself on opposite sides to the Back Bay Assa, which represents the business groups in the trea and which has been severely critical of the city's: renewal planning taff for allegedly preventing several multi-million dollar high rise developments from making any progress.

One of these would have been the major luxury condominium apartment complex at Dartmouth and Beacon sts., proposed by developer Shelling S. Bramard of Marblehead.

Following the B.B.A. eriticism of the city's proposed reconing actions, the neighborhood group which represent the total neighborhood residential area met to reaffirm support for the mayor.

Williams, in his letter to Mayor White, noted that the neighborhood group had urged him to lead adoption of the 70-to-20-foot height limits and that the organization was "gra-lifted to hear of your announcement of Oct. 12 to this effect."

High-rise construction, William wrote, would alter the generally low height and scale of the area and particularly would cause an abrupt change at the corner of Beacon and Clarendon sts. or at the proposed Hotel Vendome site along Commonwealth av. where new high-rise buildings were talked about at one time or another.

Such changes, wrote Williams, "would interrupt the fabric of our neighborhood, create speculation on other sites and disturb our residence for long periods of construction.

BACK BAN Page B-43

GLOST. BOSTICH, LUSS. (1) 127, 6, (1) 194,700 (2) 177, 6, (1)

Cr. S. 70 Regional Newselip

Ba:

Mayor's plan wins OK

* BACK BAY Continued from Page B-41

The mayor's proposed zoning changes, said Williams, would insure the neighborhood of having a say in any proposed building plans that might cone up. The letter also indicated it would be in favor of keeping present zoning for the Commonwealth av. and Arlington st. site

Learners

which would allow a highrise adjunct to the Ritz Carlton,

The association also noted that there is a threat of the sale of the Somerset Hotel on Commonwealth av. to a school and the Boston Redevelopment Authority ten give full consideration to the future of the hotel and tumpike air rights behind it."



BACK BAY LEDGER BROOKLINE, MASS. WEEKLY 10,000

JUN 25 1970 New England Newschip

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EBA

(Continued from Poge One)
a total package, he said, ask
hig BBA members to "assume
sacrifice and commitment,"
warning the "city could tax the
'area out of existence," because, ra
it was the "plum of the assessor's office."

"There is no excuse for silence," Gordon said about persons neglecting to help the Back Bay overcome its prob-

Lewis Perlstein of Shreve, Crulinp, and Lowe declared that "contrary to public belief, Boylston Street is not a street made of pold," warning the "area will gradually dry up," unless BBA members take prompt action to keep the district unique and free from "creeping sournlords."

Representatives from the BRA failed to show up to discuss a recent Back Bay Task Force majority report which received the backing of IRA chief John Warner in opposing high-rise residential construction, in the Back Jaw.

BA told key to future is ulling togethe

By Andy Dabilla

Back Bay Association members presented a rosy business picture for the retail year at their quarterly meeting Tuesday, although Bonwit Teller had bad news for the fashion conscious female population.

Representatives from five retail stores delivered keynote addresses of a banner sales year, although with some reservations.

Robert Blanks, manager of Bonwit Teller, one of the nation's leading fashion stores for women, said "95 per cent of our ordered merchandise for the Fall will be over-the-knee."

Blanks said the long midi or maxi skirl look for women will be "the way they look, whether they like it or not." dectaring the death of the mini-skirt.

Blanks described the 3200 square foot expansion of the store, including the opening of a men's shop. He drew a paradox between Back Bay establishments and those further downtown, and also said "People just don't come downtown anymore. I wouldn't be surprised to see big stores not open at night any more."

Norman Saganski of the area's newest store, Counterpoint, praised the uniqueness of the Back Bay shopping district, particularly along Newbury Street, and asked that landlords help, bring in interesting new businesses by lowering rental rates in some instances.

He suggested the possibility of a landlord-tenant clearinghouse through the Association. The new stores, he said, will bring the "women shoppers to Back Bay looking to spend morey, looking for interesting stores."

The answer to bringing in entrepreneurs, he felt, was perhaps in landlords "taking \$1 less per square foot."

Richard Osgood, Ireasurer of Paine's, said the retail future of Back Bay stores is "strong", indicating his establishment was "coming off a banner year". "We'd like to see more new

"We'd like to see more new highrises and people who are going to be our customers." Le said, pointing to Boston Redevclopment Authority Tark Square and Boylston Square proposals as not-yet realities.

"Until we see it happen, we'll have to hold our judg-ment." He criticized the city's hotels, excepting the Ritz-Carlton. "We're not interested in seeking periphery establishments that come with hotels. We need more good specially stores."

Anthony Gordon, an executive with Berenson Corporation, a real-estate firm, said the area would "see more highrises on Boylston Street, no matter how hard you fight it."

Gordon saw a multi-purpose and residential use of land increase to be imminent.

He called for several innovations, including joint advertising promotion, better transportation and parking, and elimination of surface parking.

"The area must think of itself as a group if you want it to survive. You must think of it as

(Coxtinued on Page Three)



Hearing called on high-rise NABB gives full backing to limits

Others include requirements need by recent positions and split vete is indicative of the The usue has been raging in the Back Bay section of Boston ever since the area's task force submitted a 6-5 recommendaturn opposing construction of the higherse buildings The wo direction, that community entiment is taking, as evid-

voted to support the position of White several weeks ago The events of the past week exemplify the stands being Neighborhood Association of the Back Bay unanimously taken on the high-rise question Mayor White on the issue. On Monday, OCT, 19.: ratios. tions to be tackled deals with a ing of the Back Bay will be held on Thursday, Nuv. 12 at the Exeter streets One of the quesit has also been announced that Prince School, Newbury and In the midst of the argument, a public hearing on the re-zonmaximum

the Back Bay, nor work in the Back Bay, nor have any organiwith creating "its own Task Force consisting fargely of individuals who neither live in for front-yard depth, and limitations for excess floor area

statements from area organiza-

Migh-rise in the Back Bay:

was on the c ndition that some inn gave tentative support to? improvements-such as playthe BRA's proposals in July, it When the Back Bay Associazational association here."

Trage 11)

(Copdined

the past six months, nothing BACK BAY LEDGER But Eliot Friedman, spokesman for the BRA, rejects Eber-Ebersol contends that "over ground and light work, code enforcement activities, - and incentive assessments for prop erty betterments-be assured. has really occurred,"

7 32 1370 Eucland BROOKLINE, MASS. WEEKLY 10,000 high-rise

high-rise

(Continued trum

Friedman contended th

many ERA emplayees BRA present" of the more no one walking around the Back right to speak their minds. Back Bay, Certainly, it has not 210 attending sol's charges. "The BRA has government agency does. But Force to work with the

new Copley Square Plaza as posing some II suggestions le expansion, the mall, and the Iween our agencies" and pr He termed "completely falevidence for his remarks. lacious" the imply

Ebersol, on July 24, had im ten to Director Warrer,

Bay can say that no progress

He eited the public library

The BRA has concurred with-

cuss the issues.

ter requesting a meeting to disthe task force majority opinion on high-rise. But Ebersol wrote

sent both White and Buston

?edevelopment_

dent of the BBA, immediately Director John D. Warner a let-

sents the merchant interests of e community. | 3 55 William R. Ebersol, presi-

the community.

White's Oct. 12 statement of endorsement was, however, a source of concern to the Back Bay Association, which repre-

guisodda

gave endorsement to the maority position of the task force. the high-rise conrecord of consultation was "towith the Back Bay husiness

the BRA was at fault for the petition by the Zhaing Commispresent confact between the The current depute is co-



Newschip

O TO THO WORLD

Voger, Vo

The Lover Robury Community
Committee on Utban Remeals
with had been formed to assue
size a provided to be a

abuve 1983, approved the contrustics of early land acquisition in Sostember 1985 and the Victorial Council concurred in December 1985, & final technical approach and fundant for his acquist, was not obtained until last September.

The principal features of the project in addition to the 5000-student high school, are the

for moderate, and low-income

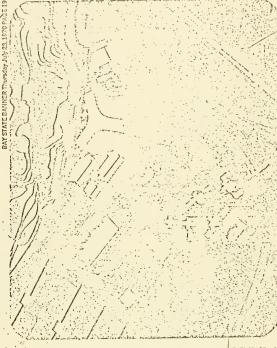
mederate, and low-income heusing, including units for the electry, a 750-pupil elementary school to replace four existing schools in the area; expansion of the "King-Timulty School playground with the development of a 22 acce park and recreation area; inchbolishool 75 per cent of the evising housing in the area; and construction of New Dudley street as a recostown atterial between Dudley sequer and

Robury Crossing.
The Lever Roxbury Community
Corp., a non-profit group affiliated
with Union Methodsis Church,
would develop a 12-acre site in the
project area with 400 units of

housing.
The URCC is operating under a \$15,000 contract with the BRA to act, as the project area committee for the renewal area and is the community's. Official repre-

sentative to the BRA, where the BRA director John Warner asked his board to skip the usual step of holding as public hearing before acting on the intensity before acting on the intensity speed, He-said that the plan has been formulated with the full residents and has the endersement of the Model heighborhood Board, in whose jurisdiction the

site lies. The City Council is expected to act on the plan in the very near



Architect's model of new Madison Park - Care pus High renewal area in Roxbury. The plan was approved last week by the B.R.A.







Fred MacDonald Attacks "Infill" On TV Panel

In a televised debate which was moderated by Newseaster Louis Lyons of WGBILTV List Friday night. Mr. Frederick MacDonald, chamman of the Dorchester University Committee, an ardefal for of the LHA's p² n in the Meeting Horse Hall and Liebt. Conner area, challenged his part to growth Mr. Re² a Lips by a director of the finith Program of the Hall Program of the Hall Program of the Possible the truther of the Development. America and its plans for the Landen Secct, Greenwich street, and Pleasan Savin Hill avenue areas.

"If this program is to help . poor people with large families, why don't you make provision for backyard play areas, as required by law, for the ap-proximately 230 children af-fected," MacDonald demanded

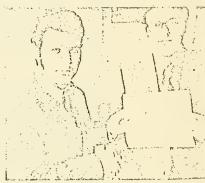
feeted," MacDonald demanteed He also charged that the IRI never did contact "e M-16 School, the Heap. A Custor School, the Monley Distrat, o St. Teler, St. Author e and S William's Grammar Schools! find out if the already corrests school systems could be commodate the expected inflator the large amount of children

'It is the children crowded in these new blocks, one of which has one foot alley ways, that will suffer. It is they who will have to play on the already dangerous streets, two of which are used as mair thoroughfares for the directing of expressway traffic through the district," MacDonald said in explaining his theme on the panel.

Mr. Durling revealed that there was a possibility that the Linden street project would be changed to a senior citizens' housing to be sponsored by an, as yet unapprovinced citizens group from Meetinghouse link This was one of the alternatives for the use of the land suggested by MacDonald and former Representative Dominic Pasciucco at a previous protest meeting at the Dorchester House. Mr. MacDonald was accompanied by Mr. Thomas

POST GAZETTE DOSTOIL 11/1.SS WEEKLY CIRC. 21,500

New DEC 2 4 1970 England Newsclip



JOSEPH A, SARNO (right), President of Northfront Communivelopment Corp. presenting stock certificate to first pure Joseph T. Frustaglia of Salem Street (left).

Northfront Community Development Corporation has recently been incorporated principally to prepare a proposal for the acquisition and development of the C-2 Parcel for low to moderate Income Lousing for North Endresidents. The C-2 Parcel is located completely within the confines of the North End in the Commercial Street, Richmond Street and Pulton Street areas.

Northfront is a group of con-cerned North End residents who feel the area is prime residential property and should be used to further the community spirit of the North End willin the means of the people hvinghere, Further, we feel very strongly that the area must . not be explaited by the big private Developer as thus will certainly have far-reaching long-range illeffects on our neighborhood, 1 urther, we feel that the North End Is the best community in Boston and steps must be taken now, not only to maintain it but to continue

The North End Local Advisory Council, on organization es-table shed by the Mayor and directed

by residents community wide elect this project in a s Authorny and the c proposal stages Northfr

made a stock offering (shares of which are still as to residents of the North I the pledge of prime con: for occupancy in the develop we do acquire the parce offering price is \$160 per In the coming days and we will be asking the re-

To finance our egeration

and businessmen for their and perhaps vocal support efforts on this project. Our is located at 12 Commercial South on the first floor, T usually someone there fix Monday through Saturd to to. specific questions.

104 3 C 1869 . San Inved (Poge 1) Caser of the Columbia Civic Association, who has been a long time, agressive leader in the fight against the "Infill Housing Idea," in the already congested areas of Dorchester. Mr. Casey represented the Housing which is comprised of representatives. Mrs. Errical Farrell of the Veet of H Hill Improvement Association; Mr. James Caures of the Columbia Civic Association Mr. James Mailen and Mr. Jorothy Anderson of the Field orner Neighborhood Association and Mr San cantelle of the Ceuar Grove wie Association. Mr. Lyons, the scholarly and ward-winning newstrain of GBH-TV asked Mr. Dataila, 61 termination of the charge of t 40 to 60 cars, 24 of which ield be on the 10 foot, eight h wide Deer street, in the easant street . Savin Hill enue area. Mr. Durling said it a large amount of cars ild not be accommodated n a final statement it was nted out by the opponents t there were many other aknesses of the 1416A plan

h as the essentially tax free for forty years to the

DORCHESTER ARGUS-

CITIZEN BOSTON, MASS.

WEEKLY 6,180



POST GAZETTE BOSTON, MASS. WIEKLY CIRC. 21,500

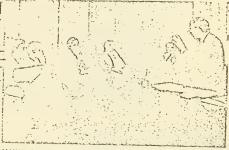
MAR 12 1971

Ungland Newsclip

ilor Frederick L Hall, on Wednesday, Service Administration, ropolitan District Commissi Parks and Recreation Department, North Und Little City Halt, Publig Facilities Department, Boston Redevelopment Authority, Boston Law Department and Committee for the North I'nd Waterfront Recreation Development, me cuss the North Fird Water

Metropolitan District Commission and GSA officials are working together in order to take nec essary steps for preparation of the Commercial Street Motor Pool site for the skating rink, This will include the taking of borings and other engineering work. The Metropolitan District Commission representative also said that there was no legal problem concerning the location of the skating rink on the Motor Pool site with respect to the law which provides funding for the skating rink.

A public meeting will be held as soon as a contract has been signed by the City of Boston and the General Service Administration.



After mouths of discussion the General Service Administration Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of the C-2 parcel of land along Council for community development of land along Council for community General Service Administration Council for community development of the C-2 parcel of land along learner to a tentative verbal agrees ment, subject to approval by GSV in Wasnington and the Boston Residence Administration Motor Pool and the General Service Administration Motor Pool on Commercial Street in the North



GSA again refuses swap.

for motor pool in North End

North The community leaders and last 1 17 there may be made to the hard the form to the form the form to the form

At a meeting yesterday morning in City Hall between the GSA, eity efficials and North End representatives, the GSA agrirefused a city effect to swap land for the US government's motor pool on Commercial street, site for the facility's skating rink.

Negotiations have been going on for a year and a half between the city of Poston and the GSA for a new location for the motor pool.

Last May, the city and the .Federal government each appropriated \$450,000 for acquisition and demolition on the intended site of the Tecreation facility, which stretches from the North End Park to the Charlestown bridge. In addition to an MDC skating rink, the facility will include a little league perk, and courts for termis, beed and handball.

The GSA has refused several alternate sites of-fered by the city for its motor pool. At the same time, the city refused to build its motor pool on Urban Renewal land parcets.

The motor pool is the only building obstacle to the recreational facility.

Since it is against the

law for the city to take the building by eminent domain, or for the GSA to sell

each appropriated \$450,000 its facility outright, it is for acquisition and demolinecessary to make a land trop on the intended site of swap.

North End residents demonstrated on May 27 in an effort to have the government accept an alternate site, but to no avail.

City Councilman Frederick Langone told the community leaders last night, "I think now you are facing the stiffest challenge you will ever face—the cold, indifferent, bureaucratic Federal government. But we can melt this indifference."

CHCC.
Among those at yester-
day morning's meeting at
City Hall were the city's
public facility director,
Robert Vey, Langone,
North Fnd Waterfront Ree-
realize Committee mem-
bers, MBTA officials, repre-
sentatives of the Boston
Redevelopment Arthority
and Ren Louis Day Inces

nnd clin

BRA to decide

on N. End parcel

By Stephen Wermiel Globe Staff 1555

More than 50 residents of
Boston's North End con-
fronted Do ton procevelin-
ment Autordat t call
Robert T. Athrev last
night over the apparent
lack of progress in hatalis
a developer to, a contro-
versial tract of land stated

for rehabilitation.

Kenney told the group that a proposal giving a trial contract for buildings to a North End televal, per ment group would be submitted to the PRA heard.

Anthony DeFee, a spokesman for the community organization, the Northfront Community Development Corporation, called for a voice vote among the rally participants, many of whom icportedly are shareholders in Northfront. The BRA proposal for the initial renovation of houres at Commercial and Richmond streets was overwhelmingly rejected.

The con rowersy centers of the present of watcher of the readents of the community should be allowed to determine far nature of the redevelopment. The Northfront Comparison was an entire many the form the beat of the board Advisory Community of the water-front community.

The current BRA proposal for a \$500,000 contract for 25 housing units was rejected because, according to DeFeo, "We are tired of waiting. We want a decision on the entire parcel now." DeFeo said that the five-building BRA offer had been made six weeks ago and that the entire process had "heen dragging on for more than a year."

Kenney suggested that the Northfront community organization might be granted the entire contract worth \$15 million, but he said that no decision could be made until "construction costs had been studied in an effort to keep rent levels down." He also said that a Northfront proposal for a public garage was under study to determine whether such a facility could be constructed with ERA funds.

Northfront representatives charged that the had been considerable delay following a promise by former BIAA director John Warner that the entire contract windth he scittle dealling for solurison of proposals. That dradling was January 27. Kenney said, bowever, thirt he is not "hound" by Warner's piledge.



TO think Redigher and Deb DeSimone

FROM Paul Donham

SUBJECT

DATE Nevember 25, 1969

PARCHE C2 WHEREFRONT REDEVELOPMENT AREA

I have met on a number of occasions with Charles Falco and Frank Havey of the North End simply to discuss general problems. In the course of events Parcel C2 has been mentioned followed by a number of questions some of which are:

- 1. What is the B.R.A. doing with this parcel?
- 2. Are they (us) planning for moderate to high income apartments?
- 3. Who will finance the project? The handwriting is on the wall if Federal Aid is available.
- 4. We would like the parcel available to us for badly needed large family units can this be arranged?
- 5. The Knights of Columbus would like to finance the project-is this possible i.e. B.R.A. approval?

Apparently B.R.A. and the North End have deliberated over this parcel for a long time. The North End fully expects to at least share in the interest in developing the Parcel. Charles Falco has strongly urged inviting Councillor Langene to discuss this. John Laurenti of O.P.S. urges that we make every effort to build this project for North End residents.

There is good indication from those involved on this project, both from Urban Design and from the Waterfront Redevelopment group that this parcel may not, in fact, be housing for North Und residents. I have contacted Dick Lockhart regarding this matter and hopefully we will meet to discuss this shortly.

I unge you to think about this simply because if this project does not involve the North End, we will once again "burn" local residents. The District Planning



Program in this erea will become an ineffective "advocacy" tool - more so than it already is.

I would like to hear your comments as soon as possible.

PD/pod

cc: Bob DeSimone

NORTH END

WATERFROIT RECREATION

PROJECT

Prepared by
Walter Bacigalupo CAT.O155
Sacretary
Committee for the North End
Waterfront Recreation Development

January 7, 1972

MiBinett Sud. School

JULY DICTION

In the Spring of 1968 the Boston Redevelopment Authority completed the "NORTH END RECREATION/OPEN SPACE STOY" which was prepared for the Parks and Recreation Department. In Earch of 1968 members of the staff of North Bennet Street Industrial School convened a community meeting to present the Beston Redevelopment Authority's reccommendation that the existing North End Park be-

improved and empanded to a 9 acre recreational area. The meeting was also called to murchall support against the development of a rectaurant on one of the private percels of land to be incorporated into the new park. The Committee for the North End Waterfront Recreation Development was formed to assure that the Waterfront Park would become a reality for North End Residents.

PHASE I - Land Acquisition

The first task of the committee was to have the city or state acquire approximately 6 acres of public and privately owned land between the current North End Park and the Charlestown Bridge, encluding the property occupied by the Federal Department of Health and Education. Basically there were 3 parcels of land cured by James Sampson, Councilor Gabriel Picmonte and the General Services Administration. The City of Boston agreed to take the responsibility for land acquisition and received a Federal Grant which paid 50% of the cost of the land acquisition. By October 11, 1971 the City of Boston had acquired all three parcels of land.

PHASE II - Development of Recreational Pacificles

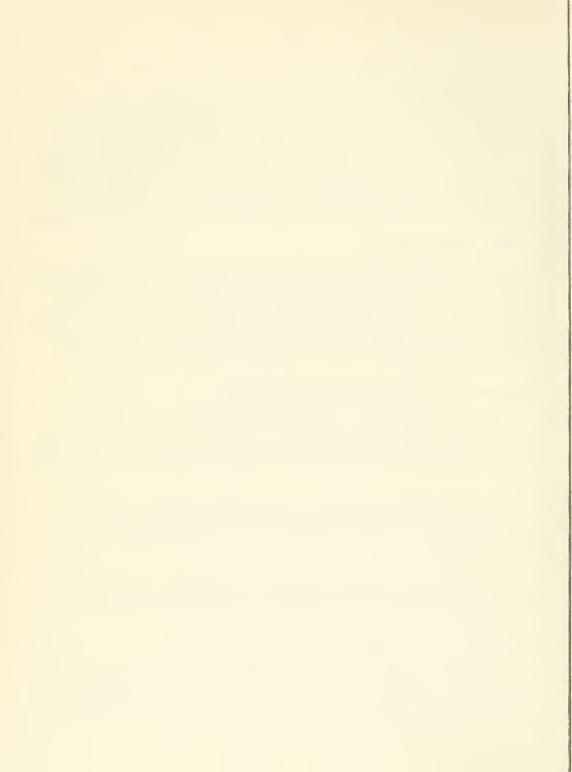
The following facilities are planned for the park; an enclosed skating rink, to be constructed by the Netropolitan District Commission; an additional little league field; two hand ball courts, a spray pool, two termis courts, two basketball courts, two covered and heated boccie courts, a tiny tot area, a fish pier and boardwalk. Exprovements will also be made in the existing North End Park.

The NDC has engaged Nicholas, Norton and Zaldastani Inc., consultant engineers to study two possible site locations for the rink; the former Piemonte area and the former GSA motor pool site. This matter should be resolved within a month and it is expected that the skating rink will be constructed by next winter.

Within the next few weeks the city will be submitting an application for recreational facilities to the Department of Housing and Urban Development. It is expected that recreational facilities other than the skating rink will be developed in 2 phases.

PHASE III - Community Center

The BRA recommended that a community center to be developed on the waterfront. The Committee for the North End Waterfront Recreation Development has speken with representatives of BUD about the possibility of developing a Reighborheed Facilities Grant for the community center. The location of the center would be the Harbor Police Station which will be vacted in 12 to 15 months.



No Private Enterprise Should Come Before The Good Of The Community

SABLONE, Co-Chairman Nurro, Co-Chairman ARANGEIO, Coordinator

K TOSDICILIONE, Costdinator BACIGALUPO, Secretary

EAMATO, Publicity

ONE BORLLEL Prec. 1 LLO BILMONTE, Piec. 2

JOSEPHINE ARIGO, Prec. 4

PH I ONGO, Prec. 3 .

onet Street Industrial School

d Athletic Association

d Amyery Port No. 13

h Ind Leader hip Council

Chang Club

Reliabilition and Conservation

4 Land Union Jen Civie Leavue

Anthony Society

ECINCT CAPTAINS:

FOR THE NORTH END WATERFRONT RECREATION DEVELOPMENT

VIIII. 111 1 1.1.

39 North Bennet Street, Boston Telephone: CA 7-0155 January 7, 1972

JAN 1 0 1972

BOSTON DESINERORMENT AUTHORNTY Mr. Robert Kenney CFLICE OF THE DIRECTOR Director Boston Redevelopment Authority City Hall Boston, Massachusetts

Dear Mr. Kenney:

At Philip Ziegler's suggestion we are formally requesting technical assistance in the preparation of a Reighborhood Facilities grant for a community center in the North End Park Extension Project.

The BRA in its "North End Recreation & Open Space Study" (p.24) recommends that a community center be located in the waterfront park. The site of the Marcor Police Building which will be vacated within one year has been proposed as a possible site for the community center. Although the Committee can take responsibility for co-ordinating efforts to develop a community center, it does not have the technical expertees or experience with proposal writing.

The Committee is also seeking the assistance GANIZATIONS SUPPORTING THIS DEVELOPMENT: of Action For Boston Community Development and United Community Services.

> We appreciate the assistance which members of your staff have already extended to us.

> > Sincerely yours,

Walter Boundafer

Add, no Clah " I Had V.F.W. Post #144

walter Energylupo, Georgiany opher Columbus High School CC to Hon. Kevin White, Peter Scrypignato and Emilip Ziegler



TO Bob LeSimone

FROM Roy Bishop

DATE January 10, 1972

SUBJECT Re: Horth End Park/Community Center

I attended a meeting on Friday, January 7, in the North End at the North Bennett Industrial School. Also attending the meeting were Walter Bacigalupo, Secretary, Committee for the North End Waterfront Recreation Development; Lawrence Moodbury, UCS; Ruth Aaron, ACCD; Fred Carangie, North Bennett; and Tony Sasso, North End Community Action Program. The meeting was held to discuss the possibility of a new community center either being constructed, or using an existing building, on the Harbor Police site. The Harbor Police, according to Mr. Bacigalupo, will be moved within 12--15 months to Lincoln Wharf. Bacigalupo has also had discussions with people at BRA, PFD, and NUD; all have encouraged his committee to push for the center.

Larry Moodbury of UCS urged that duplication of efforts in the North End must be avoided. Fred-Carangis answered this catalog that existing facilities are not suited for their present use, they are "makeshift" and it would be quite difficult to rehab any structure for many of the facilities the community wants (see attached report by Bacigalupo).

Possible funding sources for the local share were discussed. UCS has money troubles; I indicated that the City has never put up local share for a 703 except when it could plug in an already planned facility (such as a pool at Dorchester House). I indicated that the City would again have problems with a local share. Ruth Aaren suggested Title IVA, a HEW program for staffing and Woodbury suggested that a proposal be made to the Associated Foundations. Dacigalupo indicated that he will coordinate the group. I will look at the 703 Handbook and prepare a suggested work program for our efforts. We also have to get a clear opinion from Public Facilities on the disposition of the building and its suitability for a community center.

cc: Philip Zeigler

RB/ack

Atiachment

Jim Civit

Philip Zeigler Director of Planning



米

PROTEEDS OF LAMBATIC VID PROCRESSION

Charlie Talco - Introduction of Joe Smith and Paul Donham

Joe Smith - In a nutshell, the LAC will be what you want it to be.

After the Mayor established LCMs, realized the need for a representative community organization that could speak for whole community to determine what the needs and priorities are in their community. 3 main purposes of LAC:

"Coordinating group-Mayor connot effectively react to 500 community

groups. 1AC would unity existing groups

-Priority setting as ecomunity sees them, not necessarily how City Dept.s see them

-Advise the Hayor

Will be tied in with the BRA District Planning Program which Paul will talk about, and then we can open up the meeting to your questions.

Paul Denker - Many of you look femiliar from other meetings I've had with you. District Planning Program evolved from the BMA Planning Department about a year ago. It is designed to work with the community groups. This particular unit would like the citizens to take the initiative to plan, while we would be on stand-by as a technical resource. We don't want to load you by the hand, we want rather you to lead us.

-Can use Dorchester as an exemple of how the District Planning Program can work for you. (Showed Dorchester package) Document and try to identify community problems in working with the community. Very useful, I can see myself putting together a document for the North End like this if you wish.

-Important issues facing the community; e.g., Waterfront Park (find out what you as a community want); Parcel C-2 which is fairly urgent-LAC could get involved with things like developer selection.

-I'm very concerned with working with the community. -I too think the IAC will be what you want it to be

-If handout is not clear, if it needs addition or corrections,

I'd be glad to discuss it with you. Am trying to be very flexible.

John Arigo - Is Waterfront Recreation Site in Limbo?

Donham - No. Money for the skating rink is in Limbo, but not the Recreation Fark

Arico - Freddy Langone said that the bill for the ice-shating risk for \$7,000 had been passed. What's to guarantee to this Cormittee that the District Planning Program will continue under a new Hoyer? There are 30 different committees in the North and which get a lot of results. Where does the EPM get off to come in here and tell us we're not coing a getd chough job? All I can see here in that this Cormittee (EAC) would corve the EPM and nothing class. They micropresent



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the Figure + 180 should be true up of remaining that the error by $_{\rm c}$ are deprived any that the one representative for the North bid on MECO is Small representative.

Ace Stills - Out of this scating, conssint the artivists of the escapeity are here, should have a Steering Committee.

Jor Lelland to (Director of North End AFAC) - Welgrame to the Borth End. - tringed to Campfle Fales

Cympathirs: with my on quality contriber (Arise). APAC elected from scalidance who must the Job. 100 should be formed out of the APAC.

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Administry - AMC whoted by the people. Appointments only bring trouble.

Charlie P. by . Vant to electify. This is frat a preliminary martine, so the letter I plat to you says. This is not a select prove to be suglific.

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Fre C tile - Abrilately.

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<u>The PATA - 118 la cension at la medica.</u>

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John Artes - Par the fact three years we've had read results from our condition, was obtained. To seed to- expendelly if this thing is going to be a structurable add on our school of conditions.

FROTER Colon 11 - Guy, do you have fr a BEND the Reports VI. I we of the Lectur

Guy Beriett - Den't haes 'gaveys call that there is a used for an universal group-stant large if IAO is the was-lat it's time to start thinking about getting challeng to sit acoust a table together.

Hen - Do we need corone to tell we shot to 60%. Do we need this hind of 'Conmistion' We can do it correction.

John Tyron-I'm cick and thred of Dictoring to non-residents tell to us a constally enqualized that to do. What happens to the people who have werhed on small elemittees?

Me. Proces - I merce with Arine about how hard many people have worked a . Trade committeen, but for afficilization we much the Hayer's car.

Iran- But it to a vote and see if the people have must it.

Artes - Arh ecomomity 35 shey ventation

hely - Let grouns vote at next meeting and report back.

Teny - That's intalligently wers. Wood a shelver, cionstance of what the blooms supposed to be to go by.

The which Concern community. To help our children. Lot up discuss a little .

As in this was a should wise on it as the ARCA election. For in the fewering to the people was it. Can't have a circumity in the residents dente have a copy. But theed as totally convolted by a last map was strong to we had?

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Day - had see as a new C. I see you expeded in or that I

des Cital - the manifold thity in About rights to the AAO percent through a but the Sit, and we have the over the the Oldp is receiving favorable to them. Conflictor and an interest and asked us to attend.

Trip - Foul Builton, thy are you hard?

Poul Public - Mr. Pilco wiked se to come.

Tony - We get to have power-the faiths and the Duchews behind you

John Arino - I almondy told you. We have committees.

Trap - Whit have you accomplished?

John Arigo - About digitable recognized that residents need power. You won't get ropplace withers their ear. Will be one over our bosons if we com't four 12%.

Jew Frith - You're not forming on BAO became the Flyor says so. Coly reason is the one that the mentioner mentioned before. The beddee last gry, so deciving test, to tell you to reselve it if you don't want it.

John Inito - Ire you telling me that if we deaft from 140, the Haper will listen to set

And Smith - Toward yet made the nictable of specific for the Dayon, Dayon of veleta to as many groups as he can, but which impacts when he reacts in old very in the morning and creater Thithe inflerences, in the of them are capture that they represent the elementay on a ceftula large. What if they have different views on the case issue? There in the secondity personally are not clearly defined. There is represented to the Migor. Streaming to make that the community before presented to the Migor. Streaming the united from their these.

Discusseinn enserd.

for Online - for cost white you give Charles Chearle all whether we always may builded a thought.

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Join Joley - Parisonia amound meet plus vie Weigefreak community.

Note: These elected are only orphedications of the nesting and are incomplate, due to the chartle return of the meeting.



To Dob De Sirone FROM Roy Bishop DATE March 6, 1972 SUBJECT North End--703 Proposal ENETTH Sh I spoke with Walter Bacigalupo today (March 6) about the use of the Harbor Police Station for a community building after the police alimeter relocated to Lincoln Wharf (circa 1974). Walter has been speaking to ABCD and other community groups about the concept and has received favorable reactions. I indicated that the community should begin now to plan, and he indicated that a coordinating meeting will be set soon. Paralleling the community organization and studies which are necessary during the planning stages, the Harbor Police Station should be evaluated, at least in a preliminary way, by an architect (BRA or PFD) to determine the condition of the building and its reuse possibilities. Can we arrange for this? RB/amc cc: Philip Zeigler Director of Planning



Fliil Edigler

R.A. DeSimone

August 19, 1959

HORTH 15D, DE FINATO PRAYGROUP)

- 1. Trg. Margaret Coruso, President of Copp's Hill Association (50 Snow Street, Boston, LA3-5758), called today about the reconstruction of DIFILLipa Playground in the North End.
- 2. The was interested particularly in the "top tier" of the park, where, she said, her organization had requested be designed for use by the elderly.
- 3. Since Al Hodges has left, she asked if someone else might meet with her group to discuss the new design for the park. The
- b. Please advice us as to the this person would be. (I recall that Rich Untermann was involved in redesigning one of the parks in the North End.)

*TAD: ead

ec: Rich Untermina Steve Diamond

John Warner

Philip Zeigler

September 3, 1969

UNDAN DEAUTKTICHTION PROGRAM, MORTH END, CHARLES SYRDET PLAYGROUND

As you know, the City is presently making improvements to the Charter Street Playground under the Urban Beautification Program. This work is to be done over a two-year period: this year and next.

This year's work has already begun. In preparing designs for next year's improvements, the City has an opportunity to enlarge the existing facility by incorporating a small adjacent city-owned vacant lot (Parcel #2067-1 consisting of 1,305 square feet).

Our design staff has been in communication with community people at the Horth Bennett Endustrial School who have asked that the city utilize this parcel as part of the playground.

Should you agree that doing so is appropriate, attached for your signature is a letter to Real Property requesting this parcel be conveyed to the Parks and Recreation Department.

PZ/tm

cc: F. Clark

R. Untermann

R. DeSimone (

Attachment



Commissioner John F. Mulhern Real Proporty Department New City Hall - Room 811 One City Hall Square Doston, Hassachusetts 02201

Dear Commissioner Hulbern:

As you may know, the Parks and Recreation Department is currently acking improvements to the Charter Street Playground in the North Dad under the City's Urban Deautification Program,

Adjacent to the playground is a parcel of land (\$2067-1) consisting of 1,305 equare feet caned by the City of Boston (see map attached). Since the inclusion of this parcel would enhance the use of this recreation facility, I should like to request that it be transferred to the Parks and Recreation Department.

Sincorely,

John D. Warner Commissioner

Attachment

PZ/tn

cc: F. Clark

R. Unterminn

R. DeSimone

.P. Zeigler



Distinctive

COPPS HILL ASSOCIATION 50 Snow Hill Street Boston, Massachusetts

Mrs. Margaret Caruso, President

Area Code (617) 523-5753

12 September 1969

Mr. Richard Untermen Boston Redevelopment Authority 9th Floor City Hall Boston, Massachusetts

Dear Mr. Unterman:

This is pursuant to our telephone conversation of 8 September 1969 with reference to the removal of one or more of the three tiers located at the Snow Hill corner of the DeFillipo Playground under the present and future plans for renovation.

If you or one of your planners would be able to attend our meeting scheduled for 12 November 1969, at 8:00 p.m.-we meet at the North End Union on 20 Parmenter Street, here in the North End, we would be delighted.

We look forward to seeing you at that time.

Sincerely yours,

Marg net Carner

Mrs. Margaret Caruso President

MC/16

BOSTON REDEVELOPMENT AUTHORITY



EFmel. JOHN J. MURPHY MALL TA YERREDAMA SUITE 201 131 STATE STREET LAPAYETIE S-11155 BOSTON, MASS, DRIDS ARLA CODE 617 Rovember 5, 1971 Mr. Frank Clark Loston Parks and Recreation Lept. Loston City Ball Government Center Boston, Massachusetts Re: Corner lot at Church and Melrose Streets, Bay Village Dear Mr. Clark: I am a resident-owner at 11 Fayette Street in the "Bay Village" district, so-called, of Loston. I am writing to confirm my telephone conversation of a few days ago with Mr. Elliot Friedman of the Loston ReJevelopment Authority who has been working with members of the bay Village Association in an effort to have the vacent lot at Moirese and Church Streets transferred from the Peal Property Board to the Park Repartment. I understand that the IMA has furnished or is furnishing you with necessary information including plot plans, photographs, etc., so that full consideration may be given to this effort. Until the Association Members voluntarily assumed maintenance of this lot as a small park, it was a catch-baskn for all kinds of refuse. It was, in short, the worst possible kind of neighborhood blight. This was undertaken, I would estimate conservatively, at least ten years ago. Its maintenance as a park has since then, needless to say, greatly enhanced the general neighborhood. I do hope this transfer may be accomplished without any problems. We are grateful for Mr. Priedman's efforts in this direction. It is my firm conviction that the transfer would not place any additional burden on the tark legartment since the Association itself has never wanted for volunteers from its ranks to improve and maintain this small "Larden spot" surrounded by bricks and mortar.



Page 2 Rovember 5, 1971

I would personally be very grateful for your consideration in this matter.

Very truly yours

John J./Murphy

JJM/bjd

co: Mr. Elliot Friedman
Loston Redeveloping Authority
Boston City hall
Government Center, Mass.

Mrs. John Briggs 26 Melrose Street Boston, Massachusetts 02116

This issue of the Bay Village newsletter reports on developments in the Urban Renewal plan for our section of the South Cove Project. According to B.R.A. officials these are the most recent project developments:

1) Rehabilitation Program. As part of the South Cove Urban Renewal Area, Bay Village will be maintained as a quaint urban residential area in line with the plans which most Association members have viewed previously. Rehabilitation and conservation of the existing dwellings will be the key elements in the renewal of Bay Village.

Rehabilitation will be required only when a building fails to comply with the standards of the building code. Last summer, teams of college students under the direction of the B.R.A. conducted an inspection of homes in the Village. Most Bay Village homes were found to meet these standards. Residents, however, are strongly encouraged to make improvements and considerable assistance, both technical and financial, is available.

The B.R.A. and its staff offers assistance with improvements in two ways. First, the B.R.A. can arrange for renabilitation mortgages at the low interest rate of 3% both for stated deficiencies and for improvements which meet the overall objectives of rehabilitation. Bay Village residents can obtain information about these mortgages, the amounts and the improvements for which they are available from Mr. Walter Little, 72 Warren Avenue, 267-8425. Second, the B.R.A. offers help with the architectural aspects of minor improvements. Association members are urged to take advantage of the recently enlarged rehabilitation staff.

2) Street Improvements. The first phase of work in the Village is the street and sewer work scheduled to begin at Church and Stuart Streets around the middle of February.

General plans call for the work crews to proceed south on Church Street, complete work on each cross street, then return to Church Street. A final schedule of street work and temporary street closings will be published in a few weeks. Traffic circulation at the intersections will be maintained while the work is progressing. The street improvements are expected to take about two years and will include replacement of underground utilities, repairing of streets, parks and playgrounds, new lighting fixtures and trees where necessary.



3) Described and Development. Desolition of certain structures in the area will also start in the near future. This month, buildings at Broadway and Tremont, and Church and Tremont will be dismantled to make way for new construction. Other structures on Tremont Street will be demolished before the end of the summer.

Officials of the B.R.A. have indicated that there are several parcels of land in the Bay Village area still available for development. Most important of these is R-7, the area on Tremont Street between Jefferson and Church Streets. Bay Village residents have been given first preference in the development of this land. If specific proposals are not received from residents by the end of February, the Authority will open negotiations with other developers for use of this land. C-8, a large parcel at Church and Stuart Streets will be publicly advertised in a short time -as yet there have been no development proposals received. Two smaller parcels are C-3a, C-3b along Carver Street near Broadway. Several inquiries have been made by relocating businesses but no final proposals have been presented. Development information is available from the B.R.A. South Cove Project Office on Tremont Street.

4) Community Facilities. Plans for new community facilities serving Bay Villagers are in various stages of completion. The new fire station to be located at Columbus and Isabella Streets is in the final planning stage and construction is expected to start by the Fall of 1968.

Present time table for opening of the new Quincy School is 1970. This project has undergone extensive study by the School Department and Tufts Medical Center in an effort to create a public school with additional facilities to meet the needs of the community.

Dependent on development and construction adjacent to it, the public plaza may be underway by Fall. The new subway station will be under construction this summer, built ahead of schedule in conjunction with construction on Washington Street. It will not be operational for some time.

- 5) Public Meeting. Mr. Richard Lockhart, South Cove Project Director, has asked the Association to schedule a public meeting in April. The purpose of the meeting will be to discuss rehabilitation financing with those owners who wish to improve their homes. A meeting notice will be posted when a suitable date has been determined.
- 6) Other Mows. Your officers strongly protested the expansion of the University of Massachusetts into the Cadet Corp Armory but with little success. It appears to be another unplanned solidification of the University into the Back Day area.



Reverend Jack Russell, Secretary of the Bay Village Association has woved to Philadelphia.

Mr. Richard Thorne, Treasurer of the Bay Village Association and his wife Shirley have left for a six-month subbatical in Europe. Treasurer's records and parking stickers are at the president's house.

The Civic Center and Clearing House, 14 Beacon Street, CA 7-1762, with the South End Historical Society is in the process of completing a booklet about the History of the South End. They are anxious to hear from any Association member interested in participating in the project. Library research, map making, personal reminiscences and photography are some of the areas in which they need help. Contact Mrs. Samuel G. Atkinson at the above address.

A newsletter published on a regular basis would appear highly important to the goals of our Bay Village Association. If desired this can easily be accomplished but we need people to write, edit and generally take charge. Anyone interested? Call:

John D. Atwood, President - 3 Lyndeboro Place, HU 2-3679



EAY VILLAGE NEIGHBORHGOD AGGOCIATION POSTON, PASSACHUSEMS ORIGE

July 22, 1970

Hr. Villiam Earbath South Cove Project Director Boston Recevelopment Authority City Hall Boston, Massechusetta 02201

Dear Bill:

Thank you for the fest response by you and the BRA staff in essing to the aid of Mrs. Gertrude Weisman of 25 Melrose Street after fire damaged her building.

Many flavorable communic have been made by concerned worldown of Boy Vallage concerning your repld response. We trust that the remaining steps to remembe her building will continue and in the near fature Follows Street will again leek as sixed as it did at the first of this month.

Thems you again, Fill, for your efforts and your continuing interest in the Bay Village area.

Cordickling,

Eduard J. Loy, Jr.

DJL:ja

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Nr. William Errtato Project Engineer, E.R.A. South Cove Gity Heal Office

Dear Hr. Eurbato:

We of the Bay Village would like to thank you for all the E.R.A. has done to install the brick sidewalks and gas-lights in our neighborhood.

This pride that you helped instill in ourselves is being crosed by a gammine concern for safety on our streets. In the past few weeks there have been several muggings and attempted heldups on our streets. Sometime back, a number occurred on Fiedment Street, and one of our neighbors still has bleed in iront of his door from that incident. There are certain areas in our neighborhood that are not yet lit because construction has not been completed, or even started in one case, as you know. We sincerely hope that an interim lighting can be installed for these areas. Electrical lighting could be call right for this inverim illustration. The areas we have in mind are the following:

- 1. Fielmont Street near Exceduey.
- 2. Church Street nerd Premont.
- 3. The corner of Church and Makrose over the little "garden" there.

I am sums you share our concern with us and the members of the spreadinging you are MV in urging you to look into this matter.

This is appeared to resulting John Harring to eath to you requiring the principle of 22 Malvoor atreat. It the derivatives general that the principle of the pr

14.10 2

business to hing over a tour-house in our asighborhood.

Thank you for your wise concurring these important matters to us.

Mours truly,

Storben F. Eaboook, President

Copy sent to Robert Renney

Buy Williage February 23, 1971 Fr. Combine C. Ambrech, Franklicht Mry William Daily becomes the selection 15 Wayatte Strack. Braben, Macrobrachte 19918 SULLIGE: Double Care Project Mego. D-92 hear Mr. Debecch, Though you for your very conserved letter of Vebrusny 17th in which you requested interest lighteng of various leangions in the New Village area of the fourh Gove. In memory with enteting regulations established by the Neutrica and Estate Levelopeant Poportment, the Redevelopment Authority is not such twined to expend funds or hamperony work. In respects to the equalite toutsions for tighting rectioned in your Inter the tollowing country are sugget 1. Pickens firent per Exerbay - we expect to accedia a control to considete the accalaing one limits radiamick sidewalks in this seem by late out. To see elect full. In the magnifica, we will investigate the possibility of come seen of temporary lighting. 2. Church Stropt nine Promint - we are prosently performing contrast work in this cour and per abservic limits are included. It is Logical than the peles will be imphalled and activated within accordi weeks. 3. Command of Church and Melton. Otrects (ever the livele gordon) - we Leve so, plotted ever took in white even. Moveral new gas lights were instabled on the new eldermins. I main then due full accountable on we conserve with respect to the noning charge at 23 thirese his to be been headyed. For Couldy of the Contry Carryn, y has a more than the a he will be to fire big often to of total a charge in commency and the large interpret to the foliable interpretation of the forebox friend dies that he will neith to the forthille he proteins to request that his application by consections it is easy to be browned to you. I hope this you fiel this paid, history on' abould you been any gottallous do not hasirate in control no. Charenniy. tire D. Spellito



CIARLE TUNK





HISTORICAL. RESTORATION Jim Adoms, President of Charlestown Development Corporation and a resident of 38 Harvard Street outlines his plan for restoration of Thompson Triangle to members of the Charlestown Historical Society at a recent niceting, (Photo by Wylic Van Wart)

· Historical Renovation Of "Thompson Triangle

Adams, President of residences. Charlestown Development Corp and a resident of 58 Harvard Street, Charlestown was guest speaker at a recent miceting of

Charlestown Historical Society, The BRA Board Just a feet weeks also approved Charlestown historically restoreand rebuilt the Thompson Square includes which runs between Main and Warren Street from Pleasan Street to Thompson Square.

Adam's plan - a testoration program" would save some architecturally important buildings in Charlestown as well as adding whousing in the area.

The project when completed will see five restored early Charlestown relies complemented by eight new sales and rental units.

Involved in the "Thompson Triangle" is the old "Warren Tavern" at 105-107 Main Street built in 1780 and considered a favorite meeting place of Paul Revere, as well as the site of the founding of Charlestown's Masonic order. But architectually the style is considered 'pre-Federal', of 'late Georgian" or "post-Colonial". It's also listed as one of the first houses creeted after the great Charlestown fire (the British put the torch to the town after the Battle of Bunker Hill).

One home at 119 Main Street dates to about 1796 and is the house that gave Thompson Square its name. This was the estate of Benjamin Thompson and it is considered an example of Federal style - "bixy and prim."

Another structure is the Timothy Thompson house, built about 1805 at Thompson and Warren Streets. According to some notes on this house, it retains its original interior and clapboards.

"With adjacent houses it contributes to a grouping, of Ecderal village houses that has survived miraculously since Thomas Jelferson was President," according to architectural research notes

Completing the list of old buildings to be saved are the "Round Corner" house and the "Armstrong Boose," listed as being constructed about 1808 to (814 as combined stores and

Lawrence Rubin, commissioned for the job, plans new multi-family housing "designed to complement but not imitate the abutting Armstrong and Round Corner houses. New housing would include two single *

Boston-based architect

family dwelling units that may be put up, for sale under the proposed FHA subsidy program for home ownership known as section 235. A new six unit apartment also would be constructed along Main St. Three buildings on the site of 1930 vintage will be torn down.

The architect's plan envisions commercial space on ground floor levels - little shops along Main St. The Armstrong and Round Corner houses would have three commercial bays. The city's renewal agency is asking the developer to investigate the possibility of turning the Warren Tavern ground floor into a restaurant or perhaps a smart tavern, says Adams.
The Timothy Thompson.

house would be turned into a four-bedroom single, with no retail. Other renovated structures would have from one to three bedroom apartments.

The "triangle" also would be finished with other historic effects that would come from gas lights and brick pavings. One blighting influence to the whole triangle presently is, of course, the overhead elevated along Main St. But this is slated to be torn down, a commitment nailed down by former renewal director Edward J. Loque before he left

Adams now lives at 38 Harvard which he and his wife purchased. And with a lasy CONTINUED ON PAGE 2 5

WEEKLY 5,200

MAR 6 -1970

New England Newsch:

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Son Triangl LIN. FROM PAGES

interest FHA 212 Joan, avail: for rehability of in rene areas, they turned the form fooming house into three-family aunit, occupying c unit an onling out the orl

"About 11/2 years ago I form. a little company to do morehabilitation," said Adams.

"We put in a proposal f rehabbing live buildings and ha since completed the work th included 12 apartments" Oc renovation included six-bedroom unit; others are two to three bedroom units. Some were leased to the Boston Housing Authority.

After Mr. Adams had completed his discussion and illustration of his proposal for the "Thompson Triangle" many of the members of the Charlestown Historical Society proused in plans and pictures and spoke to him concerning this excites

Kestoration program.



MR. FRANK PRATT

ACTING DIRECTOR FOR CHARLESTOWN PROJECT

BOSTON REDEVELOPMENT AUTHORITY

BOSTON MASS

The Citizen's Advisory Committee for Charlestown's R-2

Development has directed me as Chairman to address their protest and appeal for help to you.

This Committee is exasperated at the long and inordinate delay of the Developers in the construction of the Mishawum Park Housing Development. The Committee insists that further delay would be intolerable and that the Developer be so notified.

Charlestown's lack of adequate housing compels the Committee to suggest that you consider the selection of another Developer if you fail to receive adequate assurance from the present Developer. Please keep us informed of your actions.

On behalf of the Citizens Advisory Committee I extend their thanks for your help and advice.

Chairman

Citizens Advisory Committee

For R-2 Development

18 Seminary St. Charlestown, Mass. 242-4612

RECEIVED

MAR 1 2 1971

BOSTON REDEVELOPMENT AUTHORITY CHARLESTOWN DITE OFFICE



11 Street amoniogo Madoachusetts 02138 17,402-7500 14 Apr 1971 Mr Frank Pratt Boston Recevelopment Authority 29 Main Street Charlestown, Mass. 02129 Dear Frank, I am writing at the request of Dick Dray to inform you of the status of the Mishawum Park development. As you know a group of us representing the developers, general contractor, architects, and engineers met with Swift Industries in Pittsburgh on the 25th of March. At that time we discussed the redesign of the project to meet the requirements and wishes of the modular manufacturer and the general contractor and to clearly establish areas of responsibility. The result of this was that we were to accomplish the redraw to meet these requirements, the essentials of the financing of the redraw were established, and a schedule for same was set up which you will find enclosed. Work is presently in progress and it should be possible to meet these deadlines barring some unforseen delay in obtaining the Engineering Bulletin. Dick will be back at work on Wednesday the 21st and you may contact him at that time should you desire any additional information. Yours very truly, FREEMAN/HARDENDERGH ASSOC INC. Thomas E. Hardenbergh VII AIA TEH/1b Encl: 1



DOSHON REBENELORMENT AUTHORITY

OTHER DIRECTOR

Charles town, 1960

Tame 23, 1971

Mr. Robert T. Kenney, Director

Boston Redevelopment Nathanity

City Holl, Baston, Mass.

RECEIVE

MUN 20 1371

Re: Misha vising Party Development Boston Reservelorment Author

Charlestown Orban Remems / Area.

Charlestown Greya Remems / Area.

Re: Misha vium, Party Development SOSTON RESENCEDMENT NOTED CHARLECTOWN OFFE OFFICE

Dear Mr. Menney

I have been directed, as chairman of the Citizens Maisory Committee for Charles tourist the Development, to seek your help and directed in regards to the long delay of the Developers (Mahony-Mahonga King) in the construction of the Misha wung Part Housing Development.

We are sich and tired of the

development by the Sevelopers.

The Committee hers discussed this at great length and it is our a pinion that it it is possible to maintain the present Architects (Treement therdenters the freshold find a new developer. We like the Architecture Plans and Redesign and feel this, help to get

apparent lock of genuine concern for this

Storted soon.
We also Seel that it some thing



is not done soon that the F. H. A. will with draw the appropriation for this development of the for your attention. dttention. Hope to hear from you coon. Sincerely - Eagen Hennesey, Opil man Ocitizene Adylsony Commin for Rd Development. Tal 212-4612



WHEN SIGNED, PLANSE RETURN TO FARIN PRACT

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BOSTON REDLYCLOPMENT AUTHOURY
CHARLESTOWN DITS CLAND

lit. Ingend Manbersey

Chairman, Citimens Marisory Consistse

For N-2 povelopment

10 Schinary Street Charlestown, Massachusetts 02129

Doug La. Monttescy:

Which you for your lotter of June 23, 1971 emprecising your consect. With the construction of Michana Paul housing development.

I et a approciate your consern with the developer's delay, however, I do feel that we are seeing some scal progress made at this time. For example, the developer has secrived an extrapion from Part for the filling of the necessary plant and described so that there is consently no danger of locking their allocation of funds. In admition, the developer expects to make final submission of all decreants and plans to TIM by July 15. They also plan to have the general continuate what his sinul costs by July 9. Who developes anticipates that WMA will take three to four weeks to approve the plant for Micheman Part, which should bring us to a final approved a final of August 15, 1971.

Although the Authority is meanly as impatient as you with the coveleger, we feel that the final plans and their approval and the chapterion to consider finaling a new developer to this point in time.

Thank you for your interest. I assure you that Mr. Prate in the Churlestown Project Office will keep you abscapt all all the most greent developments concerning this development.

pincoroly,

Pratt/bc typed 6/29/71 Rebert W. Kenney Director



October 1, 1970

Tipe Post in Desgles D. Adios Tipolitica Desemble of Virgenvilles Seclety 19 Desire Street Tipolitications, Tomorements 62130

Francisco Seer an Ministra

It was ease to your letter of Lepte has 22, 1979 I on each I of Mist of winkations not of the Boston taileing Describent. The postations of the continue by checking with He. Daniel Heat, Chief with the Tappestor for Charlestown.

Feet in clarify that iff. Tichols plans exhalted by the Charle aver three investmention facility (CTC) are remely promounded aboving that item for more area to tocamplish not what they are normitted to do by ite aloy what is to any the plans are not sity-emanored westing lundyment the remained at a determined by an engineer.

That the Complete point one that the USA marchy marks the CMS to be selled in the complete they are patting into an entremally expensive and estimated that the city tell has selled to be required if the CMS about try to implement the Dictole physics.

then englowed list of violetical and morely the detrills. This appear as the development problem has not charged from that which I have little by letter damed Repterbed 17, 1970.

Planta contact we when the society is really to decide on a column of artilles.

Sincerely goests,

nayt i. homovan Project Dinector

1000/101

10 202 (1)

oo: Michiel W. Cronser, V.P. Wylle Von Mart, Treasurer



CHARLESTOWN ADVISORY COMMITTEE

			:48.
William Codain	33 Coney Street	_	242
James W. Conway	7 Belmont Street		241-9547
James M. Doherty	.295 Bunker Hill Street	_	242-0463
Eugene Hennessey	18 Seminary Street	-	242-4612
Paul Jones	29 Concord Street Was Tar Tar.		242,-1629
James F. McGowan	60 Sullivan Street	-	242-4853
Michael Mansfield	115_Millor-Street		242-1932
Mrs. Katherine Wall	43 High Street	•	242-4077
444 0 0			

Mueting 10/14/71 - Charlestown St., Chilles

cc: Richard Drey

the Comment

Ter 7, 1971

though Costmant for 2-2 Site

The considerious Preservation Society has fixed our attention to the fact that Phipps Street, which car a tele entrange to the Phipps Buriel Ground and to woods Street right off of it should remain an exclusional etmests affect the contract is complete. I strength concur with this faciling and on surprise the Cil not suggest it is the initial contract proposit.

Till you bloose have Disard is Vilony determine the Countibility of resurfacing these streets with colliest streets with colliest streets with colliest

Theore ist had: to se on this nather as I must infor the Preservation Sectory of our decision.





MAR 5 1370

New England Newschip

eaders Cool to Stadi

points:

By ANDY MERTON And Doublic, at which Warner will BE to her bester appear, is scheduled for Sun-Labert, 35 Lordocted civic day at 2 p.m. in St. Ands Confession of the Confessi convinced that Nop reet in

School Hall, 222 Neponset Ave.

IN THE LENGTHY question, and answer period at chy hall last night Warner sought to convince a some-A meeting for the general times cynical audience that

the stadium complex would not harm their neighborhood, but would actually improve it. Warner made the following

-The stadium, including land acquisition, can definitely be developed for an outside figure of \$16 million.

-The unique imancing : would not cost Boston pre; taxpayers a cent.

-The stadium bonds w be paid off from three so \$1.2 million a year from 12 tra racing days at S Downs, close to \$1 males sion money taken in by BRA at sporting events, a revenue from the 13-plus jacent acres to be leased private concerns.

-A total of 9,300 park spaces, plus a well-plan ramp system from the So-cast Expressway, plus MBTA station, would cut du heavy traffic and keep it in spreading out Into the s rounding neighborhoods.

-The enabling legisli would guarantee that taxe ers would not have to make any deficiency in revenue.

Grave C Church, represented by paster alsgr. F. Gerard Sa

DORCHESTER ARGUS-CITIZEIL DOSTON, MASS. WEEKLY 6,180

MAR 19 1970

New England Newschip

Gedar Grove Civic Assn. Flays Stadium Proposal

The Cedar Greve Civic Association sponsored a meeting on March 9 to investigate the easibility of the Neponsel area of Dorchester.

The meeting was a "fact finding" session with the Redevelopment Authority and 'Association meeting at St. Ann's School Hall.

Peter G. Meade, president of the Cedar Grove Civic Association, jested John D. Marner, Prector of the Boston Redevelopment, Authority, fo Redevelopment Authority meet with the people of Dor-chester. It was Meade's feeling that the meeting should be an attempt to find answer to serious objections by the cilizens of Dorchester, rather than an emotional outburst of pro's and con's.

An unexpectedly large crowd of 500 persons filled the hall. Questions were asked, Representatives stated positions, and interested citizens were able to formulate their opinions based on facts.

Meade, who has subsequently voiced opposition to the stadius. proposal, chaired the discussion and prevented it from getting out of order, flosion television stations covered the high points of the session.

In subsequent discussions the Cedar Grove Civic Association moved to oppose the studium proposal. Meade then carried the opinion of the organization to still another meeting, held on Thorsday night, March 12, at Dorchester High School The Committee on Home Rule

Legislaton of the Boston Cit Council sponsored this seco. session. The meeting was chaired by Councillor John L. Saltonstall, Jr.

Meade stated that the Association, after asking for and receiving information on the stadium proposal, had moved to oppose it. Opposition, he claimed, was based on

Questions of parking, disruption of the neighborhood, traffie, and the feasibility of the MBTA station. Concluding his remarks, Meade stated: "The Boston Redevelopment Authority would take a productive residential neighborhoud and destroy it, leaving us with a city of the very rich and the very poor and a stadium in the middle."



OT 1355

ds Corner Coming Alive

By David Taylor, Globe Staff

Residents of the Fields Corner area of Dorchester never considered a standard hotbed of modern day radicalism—are proving that "Power to The People" is more than mere New Left rhetoric.

. It's all because people like Helen Sinawski, a hetty mother of six who lives on Leedsville street, decided to do more than just vocalize the common complaint that Fields Corner was actually "Forgotten Corner."

And because she and about 15 other residents did decide to do more, Fields Corner is well on its way toward withessing the realization of the nation's largest one-stop recreational and social service center.

The \$1.6 million facility, which will replace the ancient and long-since-condemned Dorchester House at 1353 Dorchester av., will include a health center, gymnasium, indoor swimming pool, day eare center, serior citizens lounge and techage drop-in center, community meeting rooms, and various cultural enrichment, neighborhood aide and job counseling programs.

: ! The impetus really sprang from "The People," who jointly were of the opinion that Fields Corner, like many other dilapidated and generally depressed white urban areas, was being shortchanged by various levels of city, state and federal government.

It remained for a hard-core group of residents to channel the community's feelings of contempt, anger and depression toward same constructive end.

Most of the members of this group, which adopted the name The Determined Pounce of Doctories, however, the period of the semisimal pounce of the semisimal pounce of the period of the p

"I have six children between the ages of 27 and 2, and my 2-year-old is going to one of the first patrons of the new Dorchester House," Mrs. Sinawski said last week while waiting for her weight watchers' exercise class to begin.

DORCHESTER, Page 20

New England .Newselin

*DORCHESTER

Continued from Page 1
"And I've already got six tandchildren in the area, nd I expect to have great fundchildren before too nany years, and there kids re going to need that uilding."

It was while she was rorking in 1967 as a neighorhood side for the Dortester House Information enter that she really beime upset about the exeme needs and problems The people in Fields Corer and the almost total ck of facilities to deal ith them.

Dorchester House, of iuise, was doing its best, fering various recreaonal end mental health bgrams for young and d, but the building had en condemned in the 1d-'60s for being a fire ward and structurally sound.

And when Head Start oncy had to be furned wn in 1968 because a fe building to house the ogram could not be and, the Determined ople swing into action.

"There was a feeling 21, If anything was ever be done for the Torgot-1 Corner, it was up to 2 people to organize. ere had been talk about hew Dorchester House years, but it was just k," said Mrs. Sinawski.

the group began to meet my week and, although y admittedly floundered a while, specific areas need were eventually

As theisioned, the center uld service Fields Corand surrounding fringe as, a neighborhood with overall population of 100 or Lager than the v of Brockton.

a survey of this orea, Sucted with the help of Tufts University students. detailed what the residents already knew; that there was a severe lack of recreational, social welfare, medical and child care facilities in the community.

Specifically, the extent of such facilities was: one recreational facility with a gym, the little City Hall, the welfare office, the 83year-old Dorchester House, and a Health and Huspitals clinic open two hours a week, primarily for immunization of pre-school chil-

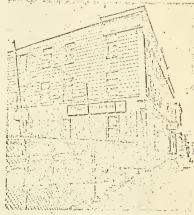
The survey also showed that more than 40 percent of the Fields Corner residents had annual incomes less than \$4800, that a 44 percent increase in dilapidated housing occurred between 1550 and 1960, that there had been sharp increases in the welfare rolls in recent years, and that infant mortality rates were iar above average.

So The Determined People began a series of sometimes frustrating, sometimes fruitful meetings with city and federal officials, architects, planners, and directors of the Federated Dorchester Neighborhood Houses, Inc., of which Dorchester House, is a part.

In time, their efforts started to show results. The directors agreed to donate the two acres of land that Dorchester House now occupies for the site of the new facility.

steering committee, accident trafession and community people, application for a negatifierhood facilities grant from

Eventually, after much red tape and a couple of frustrating trips to Wash-



THE OLD, CONDEMNED DORCHESTER HOUSE

the Determined People were informed that HUD had granted them \$1 million, with the stipulation that \$600,000 matching funds be raised locally.

The \$600,000 figure was, of course, the major sturnbling block. However, the

city agreed to build and maintain the indoor pool, which cut the overall amount needed to \$300,000.

Another \$130,000 was pledged by various charities and foundations and it hoped that another \$100,000 will come from similar sources.

The final \$70,0 toughest. If the munity or friend boring raise \$40,000 of : table organizat promised to do final \$30,000.

The final real: the center hinge: \$40,000, and conare being sought areas and can b. Robert S. Keou, National Bank, 1 chester av., Dorche

If all goes well fund raising, co. will start in So The neighborhood center has already up in the old L House.

When completed seven agencies in to Dorchester Ho occupy space at programs and serthe community in ter.

The structure it be 42,228 square vided into five r tions: medical, ad: tion and services time activities, d center, and athle: tics.



By Will McDonoug! Globe Staff

The Neponset Stadium plan is not going to evolve into a "horror show".

This is the judgment of Peter G. Meade, president of the Cedar Grove civic group which represents 3000 families from the Neponset area.

. "We appreciate the concern of some of the politicians," says Meade, "but right now the people of Neponset are going to make their own decisions on this stadium thing.

"And we're going to make them based on the facts. We're going to let the people involved have their say. Then we'll weigh everything involved and come to our decision."

Meade, and some of his fellow civic leaders in Ne- 1 ponset, like Brian Leahy and Frank McDonough, have been irked at the political by-play of the last few days.

"I think most of our community was really upset at the petition (Salreally tonstall-Hicks) to have a public meeting in Neponset this Thursday night.

"No one from the City Council ever asked us about this. Then we read that they want a public hearing in Neponset about the stadium on a night when we already have a big civic meeting in the area on something else."

At the request of some of the local state representatives in the Dorchester area, City Councilors Louise Day Hicks and John Saltonstall moved Monday for a public hearing Thursday night at Florian Hall in that section.

The attemptn was obviously ill-timed all around and was voted down by their fellow City Councilors, who didn't feel it feasible to go into the area to

discuss a plan which had not been presented even to the Council vet

"The leaders Brom all
over this pres have ited
invited by the B k A to sit
down Westerney (to-
night), nd discuss the en-
the pier," said lieuge.

over our groups the

STADIUM, Fage 28



PETER MEADE . . Sane Approach

stadium approach

* STADIUM Continued from Page 27

will make nouncement.

one week where

the facts that community

Meade and his associates feel that this type of "sane approach" will climinate the; "horror shows" that such public hearings have developed into in the past.
"I've seen the way that

some people in other parts of the city have reacted at public hearings and I've been embarrassed for them," said Meade. "We have great people in Nep-onset—people who can make up their own minds and reason out this situa-

"If, in the long run, we can use the stadium to not

jority, would not help us then we'd be against it."

in the opinion of the ma-



ETHNER HO.:

CITY OF POSTOU/FIELDS CORNER NEIGHBOURDON CENTER

SUBMISSION DATE:

January 15, 1969

Mr. Fred MacDonald, Chairman Fields Corner Committee for a Community Center 1353 Dorchester Avenue Dorchester, Massachusetts 02122

Dear Mr. MacDonald:

It gives me great pleasure to write a support letter and to say that I am 100% behind the new Community Center which you are planning to erect in Fields Corner. I know that the Community is in dire need of such a Center.

Since 1959 I have been the paster of Sr. Peter's Parish and I can readily assure you that I can see no possibility of erecting a center of this type with out assistance from the Pederal Covernment. In such a thickly populated section with large numbers of families on minimal wages this type of building would be nost appreciated.

I assure you that I will be glad to be of any assistance I can in helping you to reach your goal in this most necessary project.

Sincerely yours in Christ,

Rt. Rev. James H. Doyle



CHA OA LOBACHALDHTUS COURER

SUBMISSION DATE:

Stt. Theo. Flowy J. O' Connell, P.S. 240 Sekams Theot, Develocks, Mossechwetts 02122

January 13.1969.

Mr. Fred MacDonald, Chairman Committee for a Community Center 1353 Porchester Avenue Porchester Massachusetts

Dear Fred,

I whole heartedly subscribe to the project for a 'New Dorcheste: House' with an extended policy and enlarged activity built on an already very solid foundation of efficient community service for so many years.

With a program that has a place for all ages from youth through old ago, I feel with you and your committee that it is time that the Federal Government allocated funds for such a project here as has been done, I am sure impother communities in the country.

The sacrifics and hard work of individuals who have labored for the Dorchester House privately through the years is evidence mough of the serious purpose and community desire on the part of so many here in this area.

I do hopo that your committee can meet all the requirements of the Federal Bureau concerned with such a project so that the activity of Dorchester House may continue and play an even great part in the recreational clueational and leisure programs so necessary for members of all age groups in a family dwelling are such as ours in this part of Dorchester.

We hope to see your selfless efforts blessed with success.

Sincerely Yours,

Pastor, St. Ambrose Church



APPLICATION FOR PERCHORECOD PAGILITIES CHART

CITY OF POSTORIANIENES CORNER METORBORNOON CENTER

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10 Parlich Street, Dorchester 22, Mass.

TALLES TO ALLEN Minister

Manter CO Jambia 5-2055 Church: GE nava 6-0527

THOMAS V7000 BOAG · Clark

February 7, 1969

An appraisal of the need for a new Dorchaster House, addressed to those who care.

During my fifteen years as paster of Boston's oldest church, the First Parish Church in Dorchester, and as a number of the governing board of Dorchester House, I have observed many overt changes and many new influences of a more subtle kind, bringing new problems and requiring more adequate community action for the sake of the many poor families and the hundreds of underprivileged children of this .

Area. Rebellion amongst the young is not original with the youth of Dorchester, as there are evidences of restless discentent found with adolescents around the world. Their adjustments toward change are found here, too; but the positive response of the young toward attention and help seems to me stronger here than in most places. Our children and youth do not appear to be hampered by false sophistication as much as some, and they do rempond to the meager attention we are able to give them. In order to supplement what is going on for the techagers of our Meeting Mouse Will area - adjacent and to the East of Dorchester "House, we hold a dance about once each month attended by about 150 teen-agers, so Two know these children and have opportunity to observe them closely.

There is little really serious juvenile delinquency and no prostitution in this area and almost no nercotics addition. Our youth are within reach and can be helped so that they will become responsible citizens, but we lack the physical "facilities. They do not have outlets for energy comparable to the young of the suburbs and have little opportunity to enlist in the normal activities of normal American children.

Roser of the affluent people who lived here some years ago have moved away, but new families with less money and more children have moved in, increasing the problems of the area but having in themselves few resources for solving them. Most of the families nearby have television sets, but many of them have no automobiles and no hopes for owning one. This isolates a considerable percentage of the population, but semething more dramatic goes with the isolation, namely the feeling of neglect - the not having what others have in opportunity and privilege.

We have seen an increasing number of magro families coming into our community, as also have Puerto Ricans, and though many things are being done for these minority groups in some areas, the some cannot be said for this section of Dorchester. But we need not single them out to find neglected children and youth. The white · children of this part of Poston are often in an economic stratum below that of their colored neighbors, and there is no national campaign or no special emphasis being made considere in their behalf. There are hundreds of these children within www easy reach of Dorchester House. They hang on street corners and in alley ways with little notivation. The only time they attract attention of many adults is the time they engage in breaking windows or in rabing disturbing noise, and these things are done by only a few of them. The rest endure their lot in silent protest.

. If we had a community beilding sufficient to marve families - the older as well as the younger, the caviroment of this area would change for the better. There could be eleb groups and activity-appasoring organizations serving the lives of these people. The people around here are important and should not be forgotten.

James 18, William



APPLICATION FOR HERCHLORICOD PAGILITIES CRAST

DINDER 10.:

CITY OF PORTOH/PIELES CONNER REIGHEOLINOOD CENTER

SUBMISSION DATE:

IMMANUEL BAPTIST CHURCH

DONGHISTER, MASSACHUSETTS REV. RALPH G. BARNES, PASTOR

Residence: 120 Park Street Dorchester, Mass. 02122 Telephone: 436-4745

Dorchester, Mass. 02122 Telephone: 265-5803

Church: 191 Adams Street

January 17, 1969

Pields Corner Committee for a Community Center 1353 Dorchester Avenue Dorchester, Massachusetts 02122

Dear Priends:

At our annual neeting last evening your request concerning the community center in Fields Corner was presented. It was the unanimous opinion of the nembers to support this concept of building and we wrust you will have no difficulty in concept, seed at the second of the second seed at the second second seed at the second second seed at the second secon securing fereral assistance.

Sincerely yours,

Ralph G. Barnes Pastor

APPLICATION FOR BEIGHBORHOOD PACTLYTHES GRAFT

BINDER NO.:

CITY OF POSTON/FIGURES CONKING MENGREDONNOON CENTER

SUBMISSION DATE:

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OFFICE OF THE VEHICLANT CURPANNTENDENT TROUGH B. NEWBURFFE

January 30, 1969

Mrs. Diena McLure
Dorchester House
1353 Dorchester Avenue
Dorchester, Massachusetts 02122

Dear lins. McLure:

For eight years I was associated with Roxbury Religiborhood House as Boys! Worker during the full and winter terms and as Flayground Director during the survay school recess. At a later time I established arts and crafts, woodworking and drema classes at Demison House. Both of these complemes were cerving catchesent areas comparable to that in which the present Dorchester House is located.

Because of my experience I feel sufficiently qualified to speak in support of your proposal for a new multi-purpose center.

I on sure that the problem characteristics are easily identified in your area where there is a need for the physical facilities to bring young men together in competitive sports. This would eliminate much of the incidence of vandalism. The need for a comprehensive tutorial program to enable the slow starting pupils and/or those who wish to continue with an interrupted education would containly be an area with high priority. I am sure that such assistance would eliminate a great many of the present "drop-outs" who leave school every year because of the irrelevancy of the curriculum or frustration because of an inability to master subject matter.

A broad spectrum of leisure-time activities should be considered as a release from the procede life; the joy of accomplishment — the pride of creativity which are sufficient compensation in thomselves for the creation of such programs.



CITY OF TOSTON/THELDS CONNUR NEIGHBORHOOD CHNTDR

SUBMISSION DATE:

The section of the distriction of the 2 w

There should be sufficient room for young adults and teen-agers to satisfy their gregarious instincts to neat and exchange

ideas.

Browsing and neeting space should be made available for parents to plan and seek counsel for the problems which develop in large families of majorate means.

Lastly, provisions should be made for senior citizens to avoid "the black death of lonelineus" by mostling informally and frequently in a friendly accesshere.

There is no doubt that such a House would be of incalculable value to Dorchester through the numberous services which could be officed from the well-beby pre-school clinics to the geniatric collequiums.

I cornectly hope that a proposal for such a center would be specifily accepted; or unben school system needs such a sensitive and subjective organization to aid it in the development of responsible citizens.

Kind regards.

liost sincerely,

Cours B. her

Thomas B. McAuliffe
Assistant Superintendent - Area III

78:1:m



CITY OF TOSTOM/FILEDS CORNER REIGHDOMHOOD CENTER

SUBMISSION DATE:

THOMAS H. MATTHEWS, Vin Periller President T. A. Matthews, & Society,

NELSON F. HERMANCE, Transact Tressurer-Percutive Officer Dorchetter-Minot Congressive Bank GEORGE A. MECKENZIE, Petilled AM, Johnson & Son



Jurchester Wourd of Trade

96 HEPONSET AVENUE, DORCHESTER, MASS., 02122

Member Clamber of Commerce of the United States

F. RAY WITHAM, ExintinStratery Telephone: C03-2048 · January 16th 1969

Mr. Fred MacDonald - Chairman Field's Corner Cosmittee for A Cosmunity Center 1353 Dorchester Avenue Dorchester, Massachusetts 02122

Dear Mr. MacDonald:

As an organization interested in the business climate and the future development of all of Dorchester, we are certainly very much concerned with the efforts of your group to sponsor the development of the Fields Corner community through the medium of a Community Center. The need there for such a center seems to be most urgent.

While vandalism are law enforcement problems are common to the entire city, our members in the Fields Corner section have reported what seems to us to be a greater incidence of general delinquency than in other parts of Borchester. The general decedence, so often alluded to by some of older business houses might well be retarded or even reversed by such a center, properly administered in the interest of the residents and business people there.

Certainly the establishment of such a center would have a beneficial effect upon the Fields Corner community and a stimulating action upon all of Dorchester. We endorse your splendid efforts west wholeheartedly.

Very sincerely, DOROHESTER BURND OF TRADE

FRA/1

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* ARTHICATION FOR KURCHFORMORD PACELITIES CHART

BINDER EO.:

- CITY OF POSTON/FIRMS CORMER REIGHECOMES CENTER

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EXECUTATE COMMITTEE

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EOSTON -

REALTH & WELFARE PLANNING IN THE MASSACRUSETIS BAY AREA 10 SOMERSES SIGHTS . EDGION . MASS. C2105 . (612) RI 2-2000

January 16, 1969

Hr. Fred MacDonald Fields Corner Committee for a Community Center 1353 Dorchester Avenue Dorchester, Hassachusetts 02122

Dear Mr. MacDonald:

United Community Services formally endorses the proposal for a Dorchester House Reighborhood Service Center with a sevenfold service program.

The need for a community facility which will offer comprehensive services to the surrounding neighborhood is well documented. Derenester House with its current staff can serve only a fraction of the community's needs, and the deteriorating physical condition of the physical plant itself limits any significant program expansion.

The establishment of an acequate community facility becomes of even higher priority when its impact on the racial crisis is considered. The white working-class population which makes up most of the proposed service area is already resentful because of the severe lack of services. A positive response to their legitimate grievances is needed to deter formation of a strong backlash. In addition, as the neighborhood integrates, the community facility should serve as a unifying factor.

Since Tederated Dorchester Heighborhood Houses is a nember agency of United Community Services, we expect to continue to work closely with the agency in furthering the establishment of this neighborhood service center.

Sincorely,

Acad of Correspondent

Harold W. Domone, Jr., Ph.D.

Executive Director

NUP:jha

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APPLICATION FOR HEIGHMORHOOD INCILITIES GRANT

BINDER HO .:

CITY OF POSTOU/FIREDS CORNER REIGHEORIGOD CENTIER

SUBMISSION DATE:



потан

CITY OF BOSTON OFFICE OF THE MAYOR CITY HALL, BOSTON

November 22, 1968

Mr. Fred MacDonald, Chairman Determined People of Dorchester 1353 Dorchester Avenue Dorchester, Massachusetts

Dear Mr. MacDonald:

Thank you for your letter of November 21 requesting help with the preparation of an application for federal funding.

I have asked Mr. Colin Diver of my staff-to provide any assistance in this respect that you may require. I understand that Mr. Diver attended a recent meeting of community representatives and, therefore, has some familiarity with your needs.

Your proposal sounds extremely worthwhile. I hope this office can assist your group to bring it to fruition.

Sincerely,

Kevin H. White

Mayor

KHW:mo



THE CONTROL TO A RESIDENCE OF THE PROPERTY OF THE

BIRDER NO.:

CITY OF HOSSOM/FORMUS CONTER

SUBMISSION DATE:



OFFICE OF THE MAYOR
CITY HALL BOSTON

November 19, 1968

The Determined People of Dorchester Dorchester House 1353 Dorchester Avenue Dorchester, Massachusetts 021244

Gentlemen:

Your plans for a new multi-vervice center are commendable. The need for such a facility is clear.

We are certain that you must and will succeed.

dry truly yours

Special Assisted to the Major Human Relations Task Force

HWH/h

APPLICATION FOR HERCHLORECOD PROTECTION CARRY

BIDDER 10.:

CITY OF BOSYON/FIDEDS CORNER DESIGNEOUS CENTER

SUBMISSION DATE:



CITY OF BOSTON

PARKS AND RECREATION DEPARTMENT

33 BEACON STREET BOSTON, MASS. 02103

JOHN D. WARNER Commissioner

12/10/68

Miss Diana McClure 1353 Dorchester Ave. Dorchester House Dorchester, Mass.

Dear Miss McClure,

I have discussed the Multi-Service Bldg, for Borchester with Commissioner Warner, which the "Determined People of Borchester", bave proposed. He has assured me that for any recreation activities conducted in this building, Parks and Recreation will supply the staff and assistance in programming required.

When the final plans for this building have been completed he would like to discuss this further with your committee.

John Ruck Community Relations

APPLICATION FOR INTERPORTED PACIFICIAS CRAFF

BINDER HO.:

CITY OF POSTON/THEMS CORNER BEIGHDORIGOD COLUMN

SUBMISSION DATE:



EDMUND L. MCNAMARA

FOLICE COMMISSIONER

WILLIAM A. BRADLEY

EUPPRINTENDENT ADMINISTRATIVE ASSISSTANT Citzi,of Boston Police Department



May 12, 1969

Mr. John E. Bartholomew, Executive Director Federated Dorchester Neighborhood Houses, Inc. 1353 Dorchester Avenue Dorchester, Massachusetts

Dear Executive Director:

Thank you for your recent letter describing the progress being made by the Federated Dorchester Neighborhood Houses, Inc., in its many community endeavors.

Your plans to build a new multi-purpose centre in the area while at the same time expanding on present facilities, and to seek Federal funding for that purpose, represents an ambitious approach to a very timely and much needed program.

The Boston Police Department is pleased, therefore, to register its support of your efforts toward neighborhood improvement.

Edurally millande

Police Commissioner

ELM:R



OITY OF LOSTWIFFEEDS CORNER NEIGHBORNEOD CENTER

SUBMISSION DATE:

COLUMBIA CIVIC ASSOCIATION

"THE VOICE OF THE COMMUNITY"

37 TAFF ST. DORCHUSTER 02125

January 18,1969

Mr. Pred MacDonald, Chairman Pickds Corner Community Center Committee 1353 Dorchester Avenue Dorchester, Massachusetts 02122

Dear Mr. PacDonald,

The Columbia Civic Association wholeheartedly supports your drive for a new community center building at Fields Corner. Ours is a very densely populated area and the only two such places are the dilapedated Dorchester House and the building in our district that is aptly named the Little House. Both houses and the staffs are doing excellent jobs but are wholely inadequate for the number of children in this area of Dorchester.

Other areas of the City of Routen seem to have no trouble occuring federal assistance in programs of this type, and the Columbia Civic Association endorses your drive and will certainly assist you to gain a much needed Community Center in Fields Corner.

Sincerely yours,

James F. Canny

President

APPLACETAGE FOR CULTURESCOPICOD PROJECTION COMMET

THEY OF POSTON/FILLDS CORNER REIGHBORHOOD CENTER

BYUDER RO.:

SULMISSION DATE:

PARISI LIRELT, CORCHESTER

FRANCIS E. KANE POST NO. 60, INC. THE AMERICAN LEGION



January 20, 1969

Fields Corner Committee for a Community Center Mr. Fred MacDonald, Chairman 1353 Dorohester Avenue Dorchester, MA 02182

Dear Mr. MacDonald,

I understand that the present facilities of the Dorchester House are considerably inadequate and antiquated for the uses for which they are now used.

The Francis G. Kane Post, No. 60, American Legion, completely endorses the plans of your committee for a new Community Center in the . Fields Corner area. If we of the Kane Post can be of any assistance in your endeavors, please feel free to call upon us.

Flora Flahorty Adjutant

Leo G. Crowley



BIRDER NO.:

CITY OF COSTON/PIELDS CONTER REJORDOLIDOD CELLER

SUBSITSSION DATE:

Rields Corner Neighborhood Association DORCHESTER, MASS, 02122 1315 DORCHESTER AVENUE

February 5, 1969

Mr. Fred EacDonald, Chairman Fields Corner Committee for Community Service Center Dorchester House 1353 Dorchester Avenue Dorchester Massachusetts 02122

Dear Er. EacDonald:

The Fields Corner Reighborhood Association wholeheartedly endorses the construction of a Community Service Center in Dorchester.

The Pields Corner area is sorely lacking facilities for community recreation programs for all age levels. Our senior citizens lack a center where they may enjoy their type of recreation; our teen-agers do not have a swimming pool, a fully-equipped gym, hand-ball courts, clubrooms, and anything else they might be interested in. Our youngsters have no place to go.

The Fields Corner Neighborhood Association is more than willing to back up your committee 100%.

Very truly yours,

FIELDS CORNER NEIGHBORHOOD ASSOCIATION

3 Vinson Street Dorchester Mass 02124

CFFY OF BOSTON/FIBURS CONSUR BENGHBORHLOD CONTER

SUPERISSION DATE:

January 27, 1969

Fred MacDenald, Chairman Determined Facple of Dorchester Dorchester House 1353 Dorchester Avenue Dorchester, Massachusetts

Dear Mr. MacDonald:

On behalf of Dorchester United Keighborhood Associations, Inc. (DEMA) and its fourteen member associations I would like to add our support to your efforts in securing a new neighborhood service center for the people of Dorchester. We believe this is not only desirable, but necessary if the work of Dorchester house is to be continued.

Very truly yours,

Frank McDonough, President

FricD/1b



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PRESIDENT
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0 CALIAL COMMITTEE. IVER T. L'ENGSTROM CHE., N. CESTSPL PLANSING DIVISION MIAWRENCE C. PROCKS XFC# TUCRO - POITESS LECTIARD HAPLAN CHR., FESEARCH P. K. MCELROY COCIAL SERVICES .. GUSTIN H. PARKER CPERATING FUDSET MELVILLE CHAPIN CHR . BUSGETING DOM SHEDEKER, M.D. REALTH-POSPITALS ED P. STEISON, M.D. AREA OSSASIZATIOS WILLARD PEERY, JR., M.D. CHR., LORTH AREA PEARLING CIVISION

CORDON D. CARR CHR , SOUTH AREA ARD OF DIRECTORS JOHN O. ADAMS OLIVER F. AMES FRANK ANDERSON HEA SHIE HOMAS I. ATERIS PRY W. ESUSPISSE FAUL BLAGGINGS AUSTIN DROADHURST KERMETH L. DEDAN EV. JOHN M. EURGESS DAM H. CLAFLIN, III LEAM H. CLAFUN, III
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UNITED COMMUNITY SERVICES

METROPOLITAN BOSTON

HEALTH & WELFARE PEANNING IN THE MASSACHUSETIS BAY ARIA
 14 SOMERSET STREET * DOSTON * MASS, 02103 * (617) RI 2-2000

April 11, 1969

Mrs. Lois Alexander Regional Director Neighborhood Facilities Program U. S. Department of Housing & Urban Development 26 Federal Plaza New York, N. Y. 10007

Dear Mrs. Alexander:

United Community Services of Metropolitan Boston endorses the proposal for the Lena Park Reighborhood Service Center.

A special United Community Services Ad Noc Committee during the past year and a half has had the charge of reviewing health and welfare needs in low-income inner city neighborhoods. This committee, and the staff task force working with it, clearly identified the Blue Nill Avenue section of Dorchester, which is the Lena Park Neighborhood Service Center area, as having the highest incidence of health and welfare problems in the city at the present time. The neighborhood is changing rapidly from middle class white to lower class Negro and Puerto Rican population. Public school enrollment figures, public assistance case load patterns and other data gathered within the past year indicate a very rapid change. This neighborhood currently is going through a change very similar to that which took place in Roxbury in the early 1950's.

We believe that the establishment of this neighborhood service center can be of tremendous assistance in stabilizing a rapidly changing neighborhood. Many of our member agencies have expressed real interest and willingness to develop additional needed services in this neighborhood.

Presently three of the senior staff members of United Community Services are devoting a large portion of their time to working with task forces representing interested agencies and community leadership in the Lena Park Meighborhood area on planning and program development. We have participated in developing the proposal which is being forwarded to you.

Very sincerely, Complete Compbell G. Harphy, Director

OHR M. VOJO, JR.

SEEL SALLOWSWILL

HARD IV. SMITH, M.D.

MAYID II. SALDERI SHERMAN O SASS MRS. GEGNOL C. SEVEDIT

JULIAN D. STITLE

INCLUDING OFFICERS



NF 112, Attachment 1

The City of Circles

MAIN-OFFICE DARFLETT BUILDING 2401 VASHINSTON STREET DOOTON, MASSACHISETTS COMP TO 1612/1627-2070

Pobruary 7, 1969

Mrs. Lois Alexander Regional Director Neighborhood Facilities Program Department of Housing and Urban Development 26 Federal Plaza New York, New York 10007

Dear Mrs. Alexander:

Having worked closely for over a year with Mrs. Doris Graham and the Lena Park Lousing Development Corporation, I wish to convey my unqualified endorsement and full support for the Neiborhood Facilities application to be submitted for your consideration by the Boston Redevelopment Authority on behalf of the Corporation. Approval of the application will make possible the acquisition and rehabilitation of a facility that will provide desperately-needed social services for an area of Boston undergoing rapid population changes.

Should City Administration

Although the property involved is not included within the Boston Model City Area, it does directly abut the Model City boundary. More importantly, an entire Model City sub-area (there are six in all) will be included in the service area of the proposed facility. For this reason, I consider the facility highly important to the implementation of the Model City program. I therefore respectfully urge prompt approval of the application.

Sincerely,

PÄUL PARKS Administrator

PP:mik

co: Cxabem



Prefectional Tasi: Force to the Line Pork Revolut Decelorate

Meeking - December 19, 1968

Present: Bob DeSimon, Sidney Gale, Doric Graham, Rosetta Grant, Kathy Gustafson, Campbell Murphy, Gillie Terry

Boundaries for service area

Discussion generally a mile in each direction, plus farther down the car line to Mattapan Square and to Grove Hall

Decision
boundaries of the service area for purposes of the
proposal will be down Blue Hill Avenue to American
Legion Highway to Austin Street to Harvard Street to
Walk Hill Street to Blue Hill Avenue and up the Hid-

Walk Hill Street to Blue Hill Avenue and up the Eldt land Division Railroad to Harvard Street to Washington Street to Columbia Road and back to Blue Hill Avenue

Plans for area around Hech: House
Discussion

95 units already committed to high rise
200 garden apartments on land to be acquired plus 200
on Lorne Street
Corden's apartments to clay
in 14 block area - all schab plus some in-fill

Decisions for action

1) Doris Graham will try to contact Konnedy's office while in Washington to determine his interest in the package.

2) Doris Graham will be meeting with Rep. Seriin about the possible conflict and overlap between the project and the plans for the NBC building in Franklin Field.

Letter to Lois Alemander asking for extension in submitting Part I Discussion indicate the collaborative team efforts and the endorse-

neats
outline the nature of the project and the intent of the
program

purchase and rehabilitate facility (sale price to be established on Dec. 26)
outside Model City area - uncovered area in trancition - effort to stabilize groups nowing in need for many services - social, health, child care,

welfare, legal aid, mental health, recreation variety of emisting social pervice agencies to be involved in an enegoing program - multi-religious and multi-ractal

Apic will naming the project and set up a board phone conversation confirmed that Lete /lemander will accept the Actor and vill give the project /isst public and include it in the December decisions



CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER NF 112, Attachment 2, cont.

Decisions for action

1) Callie Torry will droft the letter to Lois Alemander to be sent on AFAC stationery under Doris Graham's signature.

2) At least some members of the Task Force should be present at the Jan. 14 neeting between Thornton and Lois Alexander concerning the package.

Endorsements of the package

Discussion

<u>legally necessary endergements</u> - Mayor White, DRA, APAC and ABCD, Ton Athins as Chairman of the Housing Board other appropriate endersements - Rombury Multi-Service Center, Associated Jewish Community Centers, Dorchester Board of Trades, DUNA, State Mospital, Dorchester Heighborhood Mouse, State Rop. Finnigan in Dorchester,

Senator San Harmon, Rep. Serlin, State Rop. Mike Hands, Rep. Prank Holgate from Rombury, Dorchester Federation of Reighborhood Houses, Inter-/gency Council, Boston City Mospital (Dave Molcon, Cheirman of the Board), Harvard Medical School, Boston College, Mpiscopal Dishop Burgess, Cardinal Cushing, Jim Dreeden of the Governor's Human Task Force, Dan Cromin of the Welfare Department, Model Citics Board (Paul Parks and Dan Richardson), Jim

Travis of the Mayor's Committee on Youth, Associated Day Care Services, United Community Services Decision for action

Gillic Tempy's letter to Lois Alemender will be used as the basis for a fact sheet to be used in obtaining the endosponents of the above organizations and individuals.

Possible addition to Necht House Discussion

the grant is not for rehab, so necessary to add on problem of too much room already need to adapt building for new services

need to adapt building for new services
Suggestion of addition
a senior citizens' building with a separate entrance

without steps including a kitchen and office space

Local_share - still to be determined

Thornton is the key
Dorchester Board of Trades - but they have no noney
best prospects - Associated Jewish Community Conters and UCS

Schooule of methage

Mon. Jan. 6, of 9:30 on at 72 Franklin Street neeting of the Professional Task Force Wed. and Thurs. Jan. 8 and 9, Thornton will be here. Thursday, Jan. 9, 9:30 as posting with people from Mestinghouse



CITY OF BOSTON/LEWA PARK COMMUNITY SERVICE NF 112, Attachment 2. cont.	DE CENTER
Responsibility for Mark I of the Appliant	
NF 110: 1, 2, and 3 But	iblé parson () () () () () () () () () () () () ()
NF 111: 1 Des	imon
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' NF 114 Gra	han and Grant
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NF 162 Homb	concured, Corporation Counces.

CITY OF EOSTOR/LEMA PARK COMMUNITY SERVICE CENTER NF 112, Attachment 2, cont.

PROFESSIONAL TASK FORCE TO THE LEMA PARK HOUSING DEVELOPMENT CORP.

Minutes
Meeting - January 9, 1969

Present: Bob DeSimone, Sidney Gale, Doris Graham, Rosotta Grant, Kathy Gustafson, Campbell Murphy, Father Sheehan, Gillie Terry.

- Dords Graham to meet in New York with Thornton and Alexander Discussion

endorsements from Scrlin and Harmon
the Hayor will sign a recommendation when he sees the package
Paul Parks is behind it
Dorchester APAC board met Tues.

the Franklin Field proposal is out during '69 will work on the Lena Park proposal during '70 will work on the Dorchester Information Center will work on only those two as a community

Decision

Mrs. Graham will neet with Thornton the night before in New York to work out some of the details she will take the application with her to New York

Long Park Reighborhood Association - the grass roots Discussion

The Lona Park Neighborhood Association is the real grass roots of the Housing Development Corporation according to Father Shechan, Chairman of the Board of the Housing Development Corp.

their beard has voted that the Dorchester APAC work out the social program to be carried on in the neighborhood

Doris Graham said there was some misunderstanding about the role of Lena Park Reighborhood Association in Dr. Becker's program. They thought the L Building was for them. Now they are trying to set themselves up as a separate corp.

Docinion

call a meeting of the Lena Park Reighborhood Association to discuss the agreement on a price for Hecht House, the technical assistance of the Dorchester APAC, and the concept of the proposal. Father Sheehan will call the meeting to that the lines of communication will be set up. Doris Gribban will be there so if there are any questions they can be answered. Hr. Eurphy will be there too. Thornton

Progress of application

may come.

Discussion

RF 110 - Bob DeSimone is making seven maps changes in the boundaries were noted to include all of ceraws tract T-5b a ficilities map is to be included with the service area published.



2 ..

the schools have no facilities for community recreation include Beston State Bospital and auxiliary services map to show public housing

NF: 111 - BRA has relocation information about movement into Dorchester with income information

NF .112 and 114 - Done

plus statement from UCS and AJCC

NF 120(5) - to be done on Sunday

NF 121 - to be determined

NF 1.22 - not .yet

NF 123 - done

NF 124 - board has voted on it

NF 130 - having trouble with appraisers

NF 131 - Thornton's responsibility

NF 150 - Graham, Thornton, and Gale to work it out

Decision

responsible people will get their pieces together and the proposal will be put together on Sunday afternoon by Gillie Terry, Mrs. Graham, and Mr. Gele. Mrs. Graham can then carry it with her to New York.

Habtings Jamury 14, 1969 - all day at UCS Dorchester Inter-Agency Council

January 19, 1969 3:30 p.m. to about 5:30 at Hecht House Meeting with Lana Park Housing Development Corp. Board



CITY OF BOSTO. / LINA PARK COMMUNITY SERVICE CENTER IF 112, Attachment 2, cont.

PROFESSIONAL TASK FORCE TO THE LENA PARK HOUSING DEVELOPMENT CORP.

January 31, 1969

Present: Sidney Gale, Gillie Terry, Bob DeSimone, Rev. Edwards, George McCray, Kathy Gustofson, Madelpine Mecht, Campbell Kurphy

Need to pull resources together
Discussion

to avoid duplication of services and competition among agencies need to pull together various resources in the Dorchester area that are concerned with the same problems

Decision

rather than starting with mass meetings or individual meetings with representatives of various arencies, it was decided that meetings would be held on Monday, Feb. 10, around various problem areas, at Hecht House a tentative achedule was set up as follows with members of the task force made responsible for notifying the various agencies:

9:30 - 12:00

Realth Services - to include Dr. Becker, Harvard, Public Health (Betty Casso), ABCD (Eatt Skinner), Ken Hubbard, Bill Fear, Count Gibson

Roon Luncheon
Family and Children's Services - to include Family
Service Association, Associated Day Care Centers,
Boston Children's Service, Boston Counseling and
Guidance, Inc., Catholic Charities, Jewish Family
and Children's Service, Legal Aid Society, Vocational Rehab., and the Welfare Department

3:00 4 5:00

Recreation Services - to include YMCA, YWCA, Rexbury
Federation, Dorchester Federation, Hecht House

the details of the meetings will be planned at the next meeting of the task force

Relationship of Hecht House and Dorchester House proposals

Discussion
Dorchester House has done community organization in the area for their proposal after talk with the Eayor, no deadline anymore for either group to get proposals to the BRA board Lois Alexander wants Part I and II to be submitted with

the survey and financial statements

Decinion to continue to work on proposel

to continue as ware on protection with Dorchester House to possibly have a meeting with Dorchester House need a community organizer for hear Park to build up more community participation



NF 112, Attachment 2, cont.

MEUTIFG OF LEWS PARK TASK FORCE HITH DORCHESTER APAC WEIGHBORGOOD WORKERS

...Thursday, March 6, 1969 3:00 p.m. Dorchester APAC

Dr. Becker - Boston State Hospital Clem Doyle - VCS (family and children's services) Present: Dorothy Bond - APAC worker in housing Rosatta Grant - APAC worker in recreation Kathy Gustafson - Brandeis student Madelaine Hecht - B.U. student Ed Kovar - UCS (health) George McCray - Brandeis student · Campiell Murphy - UCS Rita O'Brien - APAC consumer worker Lila Rolbins - APAC worker in education Gillie Terry - ABCD

Bill Mimberly - Roxbury YMCA (group worker & leisure : 0) time) Doris Graham - Dorchester APAC

- Campbell Murphy brought everyone up to date on the status of the Hacht House proposal for a naighborhood facility. Doris Graham reported that she had a good meeting with Romney in Washington.
- The meeting was then thrown open to the neighborhood workers to indicate what needs they saw in the community and what services they thought the people in the area want and will use in the neightorhood facility.
- In the area of education, Lila Robbins indicated the following needs in the community:
 - More classes in English conversation for Spanish speaking people, particularly in the evening.
 - English classes for an increasing Haitian population В. in the area
 - C. Marious tutorial classes in a quiet setting without distractions.
 - D. Need to educate parents about new teaching methods being used in the schools so they can help their children more.
- Ed Kovar suggested investigating the use of the Berlitz School and the Boston Center for Adult Education for language instruction.
 - In the area of Health, the following needs wors, indicated:
 - n. Planned parenthood and not just a well baby clinic



- B. Children need to have more vitamins
- C. Possibility of having the children see both a doctor and a dentist, issuing each child a health card.
- D. Need aides in the community after 5 p.m. perhaps in a mobile unit doing such things as TB testing.
- E. Make arrangements to have the Blood Mobile at Hecht House for a day, having already gained commitments from people to insure filling the quota.
- F. Need to stress prevention in dealing with the drug problem, especially with the teenagers. It was ' e.' pointed out that movies and seminars were not the best means to reach the young people. It was suggested that the best approach might be through peer groups. It was also suggested that parents be educated about what symptoms to look for in their children. It was also stressed that any program should focus on the constant users.
- G. Generally, it was streased that the health services to be of good quality would have to be as comprehensive as possible and not just a referral center. Those working in the health unit, as in other programs, would have to be selected for their clinical competence and their sensitivity to the problems in the community.

VI. The group agreed that both Spanish speaking and French speaking (Naitian) workers would have to be included in the neighborhood facility staff to reach the total population in Dorchester. Campbell Nurphy suggested that the group speak with the Haitian and Spanish speaking workers at the Dorchester APAC to explore in more detail the specific needs of those two groups.

VII. In the area of recreation and leisure time activities, the following needs for programs were indicated:

- A. Basketball, baseball, football, and dancing.
- B. Summer day camps offering more than just arts and crafts. Possibility of having dramatics. Need for more scholarships in tying in with existing agencies.
- C. Trips during vacations
- D. A culturally oriented program involving field trips.
- E. Leadership training programs so that teenagers could run their own dance.



- F. It was stressed that early in the planning process, some young people should be involved to find out what kinds of programs they want.
- G. Sewing and cooking classes for the 8-12 age group.
- In the Area of casework and social services, the following problem areas and needs were listed: VIII.
 - A. Drugs
 - B. Parent-child relationships
 - C. Marital counseling
 - D. Alcoholism
 - Counseling for unwed mothers E.
 - Counseling for juvenile delinquents F.
 - Legal assistance G.
 - Possibility of group, meetings of people with similar H. problems. :
 - In the area of housing, the following needs were cited: TX.
 - Inadequate housing for large families
 - Need for additional rehab and new housing in the area. B.
 - Better housing for the elderly, many of whom are now living in rooming houses. Possibility of group residences.
 - In the area of nutrition, the following suggestions were Χ. made:
 - Expansion of Meals on Wheels to Hecht House, Λ.
 - Installation of a surplus food station for the distribution of commodities. В.

It was stressed that neighborhood workers and out reach workers would have to be used to inform the community about the facility and to relate the needs to the services in the center in order for the proposed center to really relate to the community needs. It was suggested that the APAC would be able to help in this area.

XII. The problem of transportation to the facility was pointed out and the possibility of having a mini-bus was suggested.

HF 112, Attachment 2, cont.

XIII. The following plan for future communication was decided upon for the group. Any further suggestions from the aides should go to Kathy Gustafson or to Doris Graham, to then be referred to the proper subcommittees. The professional task forces will meet first to decide what kinds of services their agencies will be likely to provide. Then they will meet with the neighborhood consultants from the APAC to work out plans in greater detail. It is hoped that representatives of the Lena Park Corp. will also be involved at this point.

Kathy Gustafson



CITY OF BOSTON/Indian PARIX Community DENVISOR Combidge JCC • Chelsen YMHA • Quincy JCC • Revere JCC

Laton YMHA-Heela House • Brookline-Erighton-Newton JCC

George Leeman Day Comp

Golden Age Council

ssociated fewish community centers

CREATER BOSTON . 72 Franklin Street, Boston, Massachusetts 02110 · LI 2-1870

March 7, 1969

Dear Colleague:

Just a brief note to remind you that the next meeting of the Steering Committee of the Lena Park Housing Development Corporation Professional Task Force will take place at the offices of the Combined Jewish Philanthropies, 72 Franklin Street, Boston, at 9:30 a.m. on Friday, March 14, 1969.

At this time we will review progress that has been made to date. As you recall, it was agreed at our last meeting that we would try to accomplish the following items by the 14th:

- A meeting of the various sub-chairmen of our Task Force with the Dorchester A P A C and its neighborhood staff - to be pulled together by Rosetta Grant.
- 2. Substantial progress in the involvement of the Lena Park people in the various subtask force activities Matt Skinner, Doris Graham and company to give leadership to this.
- 3. Preliminary meetings of each of the three sub task forces to be called by the chairmen:
 - A. Health Services Ed Kovar, chairman
 - B. Family & Individual Services Clem Doyle, chairman
 - C. Group Work & Leisure Time Activities Bill Wimberly
 - 4. Cencus, statistics on poverty Gillie Terry, Bob DeSimone
 - 5. New Maps Bob DeSimone



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NORARY PRESIDENT

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Dr. Harry H. Schwartz Frank A. Silver

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William D. Waxman

David L. Weltman

Louis P. Smith Richard A. Smith

rnold R. Cutier

s. Summer Feldberg

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onard Kaplan
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David W. Beenstein

EASURER



HF 112, Alunea tint 2, cont.

- 2 -

- -6. Statement of the Boston YMMA-Hecht House purposes - Sydney Cale
 - 7. Statement on planning grant for the housing development corporation Campbell Murphy

For your records, I am including a list of our professional steering committee.

cordially,

SUPREM GALE

SG:ml

Enc.



M E M O HE 112, Attachment 2, cont.

TO: Lena Park Housing Development Corporation Professional Task Porce - Steering Committee

FROM: Sydney Gale

DATE: March 24, 1969

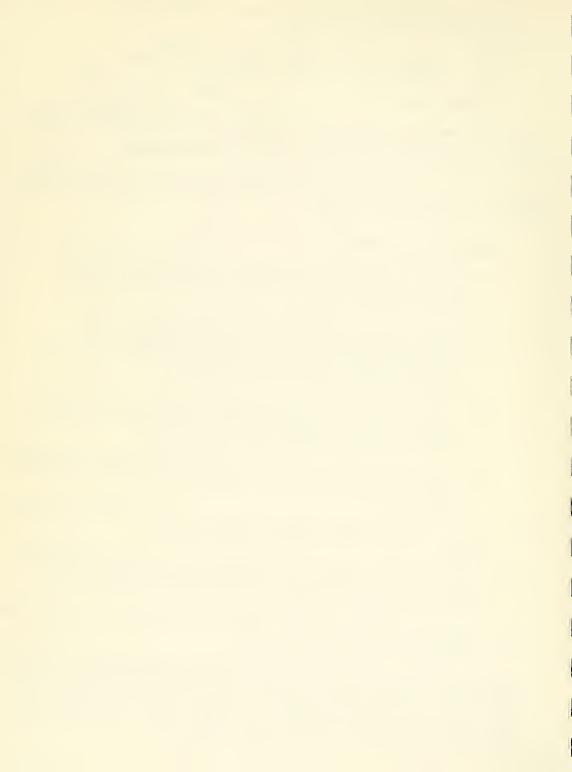
This is to remind you that the next meeting of the full Steering Committee of the LPHOS Professional Task Force will take place on Priday March 28, 1969, 9:30 a.m. at the Boston YMMA-Mecht House.

At this time we will hear progress reports and continue our planning effort. It was agreed that the following would try to be accomplished before the meeting of the 28th:

I Organizational Hatters

- A. We need to involve several of the indigenous people in work of this Steering Committee. Rosetta Grant will speak with Mrs. Bond, Mrs. Witherspoon and Miss Brown.
- B. Applications for planning grant will be made to Permanent Charity Fund by a committee of Messrs. Gale and Eurphy and Mrs. Graham; to Bob Saltonstall by Campbell Murphy; to Urban Coalition by Campbell Murphy by one method and Sydney Gale on another.
- C. An application to U.C.S. on behalf of the Lena Park Housing Development Corporation will be put together by Eay 1, 1969 with the assistance of Campbell Eurphy.
- D. Welfare Department and D.C.G. each to have representatives on the Steering Committee Campbell Murphy will follow up this matter.
- II It was further agreed that each sub task force would be called together prior to the meeting on the 28th.
- Review of other successful 703 applicants Bob DeSimone will pull together a meeting with B.R.A. and with people from the Deumenical Center to review their experience with 703.
- IV Statistics Bob DeSimone and Gillie Terry will bring statistic and maps up to date by the 28th.

As you recall, we agreed to convene the full Steering Committee every second week alternating the location at the YEBA-Beeht House and the CJP offices. The meeting on Friday, March 28, will be at the YEBA-Beeht House with Cambell Eurphy as chairman. The meeting following Beeht House with Cambell Eurphy as chairman. The meeting following that will be on April 11, 9:30 a.m. at the offices of the Combined Jewich Philanthropies. Please reserve this date.



HF 112, Actooment 2, cont.

TO: Lena Park Housing Development Corporation

Professional Task Porce - Steering Committee

FROM: Sydney Gale DATE: March 24, 1969

Addendum to original memo

I just finished a conversation with Paul Lhreau, one of the attorneys for B.R.A. He tells no that he had some serious discussions with Mrs. Lois Alexander, Regional Director of the Reighborhood Pacilities Bureau. She is urging us to get an official application in as soon as possible, incomplete as it may be. Accordingly, we both agreed that what should happen next is for the Task Porce to revise the original proposal immediately and have it ready for submission to the April meeting of the B.R.A. and then to Washington.

My suggestion is that we indicate those areas of planning that are incomplete or in process, as well as those areas in which there are firm commitments. Since Gillie Terry did such a good job in pulling the other proposal together, I suggest we revise it under her general Chairmanship and immediately begin the process. We should have a finished product about the second week in April, no later than April 10:



CITY OF LOUTON/LIMA PARK CONTROLITY SERVICE CENTER IF 112, Autobron's 2. cont.

1 E 11 0

TO: . Lena Park Housing Development Corporation

FROM: Sydney Gale DATE: March 31, 1969

As was agreed at our last meeting, the April 11th meeting has been cancelled.

Because of the time factor involved, we will now meet on <u>Honday</u>, <u>April 7. 9:30 a.m. at the Boston Milly Hechi House</u>. At this time we will review the written material of the Task Force sub committees in preparation for the submission of the application for the B.R.A. meeting of April 10.

Please mark your calendar for April 7. The next scheduled meeting thereafter will be on Friday, April 25, 9:30 a.m. at the Becht House.



CITY OF DOSTON/LEMA PARK COMMUNITY SERVICE CENTER NF 112, Attachment 2, cont. Combridge ICC . Chelsee YMHA . Quincy ICC . Revere ICC Boston YMHA-Hecht House . Brookline-Brighton Newton ICC Golden Age Council George Lerman Day Camp CC ASSOCIATED JEWISH COMMUNITY CENTERS GREATER BOSTON · 72 Franklin Street, Boston, Massachusetts 02110 · LI 2-1870 MONORARY PRESIDENT Howard Rubin April 3, 1969 PRESIDENT Leonard Kaplan VICE PRUSIDENTS Dear Colleague: David W. Bernstein Harvey 1. Polcher As agreed, the next meeting of the Lena Park Housing Devel-TREASURER Samuel D. Stein opment Corporation - Professional Task Force - Steering ASSISTANT THE ASURER Committee will take place on Friday, April 25, 1969, 9:3) Sherman II. Steir a.m. at the Boston YHHA-Hacht House. SECRETARY Samuel Lieberson ASSISTANT SECRETARY At this time it is hoped we will have accomplished at least Bernard Kalman EXECUTIVE DEFECTOR Sydney Gale the following: ASSISTANT DIRECTOR Formal application to foundations for a planning grant Herbert Schneider which will enable us to hire a director - Campbell DIRECTORS Joel Berkowitz Murphy and Sylney Gale. Elio! L. Bernstein Robert Coloners Arnold R. Cutler Substantial progress in involvement of community peopl co Duun 2. in the planning - Mrs. Doris Graham, Mrs. Rosetta Gran Mrs. Summer Teldberg Harold Twesh Lena Park Housing Board, sub task forces chairmen. Morton W. Goldberg J. Harry Greenblatt Earle P. Groper Continue meetings of the sub task forces to spell out David E. Grasmen John J. Grossman in more detail potential commitments and services to William M. Harris Arnold S. Hiatt be provided. Dr. Leon A. lick Abbott N. Kalin George J. Katz Submission of Part II of the application to B.R.A. by Million L. Kay 4. Louis A. Klashman April 10. Kenneth M. Kurson Leon B. Lenda Mrs. Gillie Tarry to pull final report together. Bernard L. Landars Norman B. Leventhal A. Dr. Ralph Levine Merle 1. Locke Sydney Gale to provide appraisals. Mis. Ecitrain R. Paley В. Mrs. Sidney Paysnick Morris Portman Bob DeSimone to produce third party contracts. Renismin D. Schulman Dr. Harry 11. Schwartz Frank A. Silver Meeting of sub committee to plan interim program on Alvin S. Slotnick Friday, April 11, 9:30 a.m. at the Boston YHHA-Hecht Louis P. Smith Richard A. Smith House - Dr. Alvin Becker, Campbell Muprhy, Mrs. Doris Dr. Sidney Solutore Sidney Stoneman Graham, Sydney Gale, Mrs. Gillie Terry. William D. Werman David L. Weltman Since the minutes have not been pregared at the time of this communication, I may have omitted some important point If I have done so, please Co not hasitate to communicate with me so that I may bring everybody up to gate. Constituent Spincy Combined Jours 1. 1.1.1.19 Sole Philanila spice



CITY OF DOSTON/LUNA PARK COMMUNITY SERVICE DORCHEGTER AREA PLANRIK F 112.

ttachment 3

ASO WASHINGTON STREET DORCHESTER, MASSACHUSETTS 02124

> 200-2710 ACTION (I)

14ve. Donis GRAHAM Discontive Director

December 26, 1968

In. Henning Hyson · Chairman MR. JAMES SPILLARD 1st Vice President

Mrs Lois Alexander - Regional Director of the Neighborhood Facilities Program Department of Housing and Urban Development 26 Federal Plaza, New York City 10007

Mr. Oscar Dunion and Vice President Mrs. Joyce Griffin

Recretary

Dear Bra Alexander:

19. We are preparing a proposal for a lleighborhood. Pacility in Dorchester which will be part of the 400unit Lena Park Housing Development, and will also serve persons living within a one-wile radius of the center. In this letter, I want to outline the following:

This is to confirm our conversation on December

1. Description of the Area

2. Our Concept of the Center 3. Progress in Writing the Proposal

h. Tentative Endorsements

5. Our Understanding of Status of the Proposal

1. Description of the Area

This section of Boston ; is now receiving large numbers of poor Megro families, as well as poor Puerto Rican, Gypsy and Rova Scotian families. It was once a predominantly Jewish area, and the Boston MAHA Hecht House, the facility which we propose to buy, once enrolled 5000 people and served several thousand more who did not enroll, but came to use its services. Its enrollment has now dropped by half, as more affluent Jouish families moved out to the suburbs, and families with different needs moved into the area. However, the elderly and the poor Jewish families remain in the area.

This area now has the greatest proportion of poor families and bad housing in the Boston area. The extent of the poverty was indicated even in the 1960 Cenaus, which showed that 22% of all the families in Dorchester carned less than \$4000, per year; in the conaus tract around the Boston YEHA Hecht House, 35.1% of the families carried less that \$4000, per year; in the service area30%. Because of the nature of the population change in the past eight years, our experience leads us to believe that these percentages are now substantially higher.

The Boston YHHA Heeld Bouse is near four public housing projects; Franklin Hill Avenue, 375 family units; Franklin Field, 504 family units; Ames Street, 65 units for the elderly; and 80 units for the elderly.



CITY OF BOSTOR/LERA PARK COMMUNITY SERVICE CENTER NF 112,
Attachment 3

December 26, 1968 - Page 2

In spite of the increased need for improved social services, the area is neither an urban rereval nor a code enforcement area, nor a is it within the Model Cities area. Therefore, it is all the more important to create a center which can begin to meet some of the pressing needs of the people who live there.

The acquisition of the Boston MHIA Healt House as a central facility for social, legal, public health, recreation, and other needed services is one of the keys to the well functioning and success of the Lena Park Housing Development Corporation which will add at least 400 housing units for low-income people.

2. Concept of the Center:

As I mentioned above, Boston MillA Hecht House has been a neighborhood house for a Jevish community. It is a large building, formerly used as an orphans' home, to which an addition was built in 1960. It is on a six-acre site, some of which will be developed for 221(d)(3) housing by Lena Park Housing Development Corporations. It faces Franklin Park, the largest park in the city, and is one block from Franklin Field, which has playing fields and other outdoor facilities.

Boston NEWA Healt House is two blocks from a public transit live along Blue Hill Avenue; it is on a nation street, American Legion Highway. This means it will be accessable to a large population in Dorchester.

We propose to buy the existing facility and rehabilitate it to fit the needs of a community multi-purpose center. Also, we plan to make an addition which will be used for Senior Citizens' Center. The new neighborhood facility will offer legal aid, social services, health services, velfare services, child care services, mental health services and recreation facilities.

We have a unique opportunity here, to create a place which will be a multi-racial, multi-religious, multi-purpose center. Hany local groups, both public and private, have indicated their interest in developing the center. It is anticipated that the operation of the Reighborhood Pacility will be carried through by a variety of philanthropic and volunteer agencies. Both of the "umbrella" private social, planning and coordinating agencies in Greater Boston, United Community Services of Greater Boston, and Combined Jewish Philanthropics of Greater Boston, are interested in working on services for the center. The center will be an integral part of the planning being done by Dorchester citizens to insure that Dorchester will be a good place to live for all its people.

We are working out an arrengement in which the Dorchester Area Planning Action Council will be subcontracted to aun the center.



3. Progress in Whiting the Proposal

We have assembled a Task Force of professional advisers to prepare the proposal. They are:

Harold A Mornton - Consultant for the Lena-Park Housing Development Housing Corporation

Sydney Gale - Associated Jewish Community Centers

Campbell Murphy - Director of Planning Department - United Community Services

Mrs Arthur Davis - Associated Planning Department - United Community Services

Mrs Rosetta Grant - Recreation and Cultural Enrichment Worker - Dorchester A P A.C

James Busch - Educational Director - Dorchester

Mrs Millicent Snow - Director of Meadstart-Dorchester A P A C

Mrs Gillie Terry - Reighborhood Planner - Action for Boston Community Development, Inc.

Robert A DeSimone - Planning Department - Boston Redelopment Authority

Kathryn Gustafson -- Pro-Doctoral Candidate -- Florence Heller School -- Brandeis University

In the next few days, there will be a meeting to set a price for the Boston YEHA Heeht House. It is our understanding that the price will be based on the principle of fair market value. Representing the Lona Park Housing Development Corporation will be The Reverend Isaac Edwards, President; Father Shawn Sheehan, Chairman of the Board; Vincent Harrington, Corporation Attorney; Hrs Doris Grahom, Executive Director of Dorehester A.P. A.C; and consultants of the Lona Park Housing Development Corporation, as well as other members of the corporation.

Jr. Endoraementa

The concept of the Lena Park Housing Development, including housing for the poor and the neighborhood facilities, have been discussed at some length with appropriate agencies and community groups. Their response has been most gratifying, and has encouraged us to assist the Lena Park Housing Development Corporation in filling the application in behalf of the community. We shall



December 26, 1968 - Page 4

include as many of the official endorsements as are possible to obtain within the next two weeks. The list will include the following tentative endorsements: (partial listing)

Kevin White - Mayor of City of Boston

Thomas J Atkins - Boston City Council - Chairman of Housing Committee

Reverend James Breeden - Chairman of Wrban Problems - Commonwealth of Massachusetts Husan Rights Committee

Paul Parks - Executive Director and the Model Cities Reighborhood Board

Hale Champion - Executive Director - Boston Redelopment Authority

Robert Coard - Executive Director - Action for Boston Community Development, Inc

Dorchester Board of Trades

Dorchester Inter-Agencies Council

Mattapan Organization

Boston Area Planning Action Councils

Allston-Brighton H P C
Columbia Point H A C
J P K. Family Center - Charlestown
Dorcebster A P A C
East Boston A P A C
Jamaica Plain H A C
North End Community Action Program
Parker Hill-Fennay
Roxbury-Horth Dorchester A P A C
South Boston H A C
South End Reighborhood Action
United Community Services of Greater Boston

(Interested affiliate agencies to be listed individually at a later date)

Combined Jewish Philanthropics of Greater Boston

Associated Jevish Community Centers of Greater Boston



December 26, 1968 - Page 5

5. Status of Proposal

We are also, in this letter, confirming our conversation of two weeks ago. We trust this letter will serve to reserve a place in the list of priorities that will be subject to funding and other decisions which are now being reviewed for the 1969 fiscal year.

We would greatly appreciate receiving from you, confirmation of your receipt of this letter. In addition, your suggestions and reactions to this proposal would be most velcome.

We look forward to a visit with you, to discuss the proposal in the near future.

Cordially

DORCHESTER A P & C

(Mrs) Doris Graham Executive Director

ag/sg/al

Copies as noted

CITY OF BOSTON/DENA PARK COMMUNITY SERVICE CENTER NF 112, Abtrobushed 3, cont.

DORCHESTER AREA PLANNING ACTION COUNCIL

AND VACHINGTON STREET
DORCHESTER, MASSACHUSETTS 02124

203-2710

- CENO

Mus. Donis Graham December Director

January 31, 1969

MR. HEREBET HYSON Chairman

MR. JAMES SPILLANE

MR. JAMES SPILLANE
1st Vice President
MR. OSCAR BURTON
2nd Vice President

Mas. Joyce Griffin Beeretary Mr. Andrew M. Olins Mayor's Office of Public Service New City Hall Boston, Mass.

Dear Mr. Olins:

This letter concerns our meeting on January 27 with Mayor White, Barney Frank and yourself, Mrs. Lois Alexander of HUD, representatives of Dorchester House and Dorchester APAC. After discussing with Mrs. Lois Alexander, the proposal of the Lena Park Development Corporation, to purchase and rehabilitate Hecht House as a neighborhood facility, we have decided that it would be in our interest to delay submitting our proposal. We can gain additional "points" in the eval uation of our proposal by combining Parts 1 and 2 of the application. This means that we will be submitting a detailed description of the program to be housed in the new facility, and detailed budgets for the project development cost. As you know, we are also investigating the possibility of amending the borders of the Model City area to include Hecht House, since projects in Model Cities areas are given preference in the allocation of scarce funds,

Therefore, we will not be submitting a signed application to your office by Friday, January 31, for submission to the BRA Board meeting February 6. We will hope to have the final document ready for submission in 2 months.

Thank you for your assistance and support. Please call us if there are any questions.

Sincerely,

(Ers.) Doris Grahan Executive Director



HF 112, Addachment

AGTION for BOSTON COMMUNITY DEVELOPMENT Ins.

150 TREMONT STREET . SUITE 500 . BOSTON, MASSACHUSETTS 02111 . Telephone 742-5500

February 25, 1969

To all the people who attended the meetings at Hecht House, February 18, 1969:

Enclosed are the minutes from the meetings, and slightly revised lists of the people who attended them. If there are any corrections or changes, please call me at ext. 404. We felt that the meetings were very good, and we will be looking forward to talking with you again.

Sincerely,

Cillia Terry

Gillie Terry
Planning and Evaluation Department



MEETING AT HECHT HOUSE February 18, 1969 at 1:00 p.m. Family Services Planning

People present: see attached sheet.

- A. Sidney Gale explained the concept of the proposed Neighborhood Service center, the Lena Park housing development and the role of Associated Jewish Community Centers.
- B. He then suggested the following points for discussion:
 1. Reaction to the concept of the service center.
 2. Understanding of the needs of the people living in the area.

3. Possible involvement of agencies represented at this meeting.

- C. Clem Doyle, of UCS, said that the concept of the center rits UCS's endorsement of decentralization of services.
- D. Arthur Schoepfer, of Boston Legal Aid, asked what the timetable of the development is. Father Sheehan explained the current status of the funding for the housing development; Gillie Terry explained the status of the Neighborhood Center proposal.

Assistance project in Boston. At present all of their funds come from OEO, and that funding for next year is uncertain for everyone. The problem is to get a lawyer and a secretary available for a center such as Lena Park. He said that his agency is interested and will work, within their means, on the development of the center.

- F. Father Sheehan explained the nature of the community, changes which have taken place in it, and the role of the Lena Park Association.
- G. Ed Lamphres, of Family Counseling and Guidance Centers, said that he isinterested in the concept of the center, and could have people involved to see how it develops, and to follow up needs. He then asked whether the new center would primarily serve people in the new housing development; Bob de Simone explained that the service area is supposed to be much larger, and indicated the boundaries on the map. L. asked how we can insure that we aren't planning for people again. In response to this question, Sidney Gale explained that the APAC has been involved from the beginning in the planning of the service center; Gillie Ferry explained the plans for the survey of health and service needs; F. Sheeban



- (Health Services Elanning Meeting, at Hecht House, February 18, 1969, 9:30 a.m.)
- G. Matt Skinner, of ABCD, said that we are at an opportune time to develop comprehensive services for this area. There are 4 groups operating in the area -- Model Cities, Community Schools, Harvard Street Clinic, and Boston State Hospital--
- M. Pollock, of Boston City Hospital, said that BCH has only been working for three weeks on the redevelopment of satellite clinics; they have already worked in Charlestown on the comprehensive health center, and are working now on accomprehensive plan to involve the satellite clinics in a comprehensive plan for Boston. They have already met with Carney, Shattuck and Boston State.
- I. Matt Skinner said that he would rather offer technical assistance to a community-based health committee than continue to plan as professionals in isolation. Sidney Gale said he will talk to the Lena Park board to get some people to a community committee on health planning. Matt offered to work with Doris Graham to develop such a committee.
- It was decided that Ed Kovar would call the first meeting of the health planning agencies, and that Matt Skinner would be responsible for coordinating the involvement of community people.
- J. Sister Mary Bernadette said that Carney has prepared a survey questionnaire on health needs of the community; a random sampling of the community will probably be used, although the methods are not fixed yet. Ed Kovar mentioned that there is some UCS-CJP data available, but probably cannot be broken down into areas as small as this one. It was also mentioned that the Student Health Organization did a survey in Dorchester, although not in this service area. Gillic Terry suggested that the survey by Carney be coordinated with the survey on income which has to be done for the Neighborhood Facility proposal, and with other health planning for the area.
- K. Solon Cousins, of the IMCA, said that the Greater Easton YMCA already has a correitment to the area, in terms of capital and staff, and training of people. The particular correitments of local offices is left up to the Directors. The Director of the Mt. Boudein YMCA, Margie Subter, said that they are now doing a survey of boundaries and needs of their correction. At present they serve youth, since their correction. The Director of the Rowkery IMCA, Fill Varberly, said that they are involved in the corpunity but no boundaries have been drawn.



CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER NF 112, Attachment 4, cont.

(Health Services Planning Meeting, at Hecht House, February 18, 1969, 9:30 a.m.)

It was decided that Bill Wemberly will head the group of: people working on Recreation Planning for the service area.

L. Father Sheehan, of St. Leo's parish, said that support for the planning can come from the Lena Park associations, the youth-men's organization, and the public housing modernization-government committee. Mrs. Warnum said that her committee has been writing up proposals from all the projects for multiservice centers within the projects. She felt that the modernization committees are representative. Dottic Bond, of the Dorchester APAC, said that she had been working with a modernization committee.

The meeting ended at noon.

Gillie Terry ABCD

People present at Health Services Planning Meeting at Hecht House, February 18, 1969, 9:30 a.m.

MAM	E	AGENCY	TELEPHONE
Mr.	Lewis Pollock	Boston Dept. of Health and Hospitals	424-4953
	Mary Bernadette	Carney Hospital	296-4000
Hr.	Thomas de Vane	Carney Hospital · .	29.6-4000
Dr.	William McCourt	Boston State Hospital	436-6000
Ms.	Betty Warnum	Model Cities	427-2907
Ms.	Margie Sutter	YMCA	436-6750
Mr.	Solon Cousins	YMCA	536-7800
Mr.	William Wimberly	YMCA	427-5300
Ms.	Joy Rabinowitz	Boston Children's Service Association	227-3800
Mr.	Arthur Schoepfer	Boston Legal Aid	227-0200
Ms.	Dorothy Bond	Dorchester APAC	288-2710
Fr.	Shawn Sheehan	St. Leo's	436-1445
Ms.	Millie Guberman	Heller School, Brandeis	894-6000
Mr.	George McGray	Heller School, Brandeis	ext. 507 876-1430
.Ms.	Gillie Terry	ABCD	742-5600
Mr.	Bob DeSimone	BRA	ext. li0li 227-li270
Mr.	Sidney Gala	AJCC	ext. 302 542-1870
Mr.	Matthew Skinner	AEGD	742-5600
Hr.	Campbell Eurphy	ucs	ext. h12 7h2-2000
Mr.	Ed Kovar	ucs · · ·	742-2000
Mr.	Arthur L. Davis	ucs	742-2000



MEETING AT HECHT HOUSE February 18, 1969, 9:30 a.m. Health Services Planning

People present: see attached sheet.

- A. Sidney Cale explained the concept of the proposed Neighborhood Service center, the Lena Park housing development and the role of Associated Jewish Community Centers.
- B. He then suggested the following points for discussion:
 - 1. Reaction to the concept of the service center
 - 2. Understanding of needs of the people living in the area.
 - 3. Possible involvement of agencies represented at this meeting.
- C. Ed Kovar, of UCS, suggested that service planning for the area be done through a broad community corporation, which is interested in housing, health and community development. Participating agencies would be members of the comporation. This idea grew out of the Model Cities concept.
- D. Sister Mary Bernadotte, and Thomas deVane, of Carney Hospital, said that their hospital is interested in establishing a mobile clinic. They have already talked with Doris Graham and Model Cities already. They estimate that 50% of CH patients are from Dorchester. It was asked if enyone had information on where people from the area go now for health services.
- E. Mrs. Betty Warnum, of Model Cities, asked what the mobile clinic would include, and how much training of local residents was planned. Representatives from Carney replied that the mobile clinic, as thought of now, would use a waiting place (like Hecht House) for people, and would offer discussion, cursory examination and referral. Ed Kovar suggested that the van could operate within a larger system of satellite clinics and referrals to several partisipating hospitals, as the Model Cities plan plans to do. deVane said that at present the hospital can train aides.
- P. Campbell Murphy said that this discussion points up the need for a comprehensive plan for health services in the area.



(Family Services Planning Meeting, at Hecht House, February 18, 1969, 1:00 p.m.)

said that the Lena Park Association is representative of the community.

- H. John Doyle, of Catholic Charitable Bureau of Boston, said that the proposed center fits their scheme of decentralized services.
 - I. William Murphy, of Grove Hall Welfare Office, said that he estimates that there are 4000 cases in the service area; this would mean that 10,000 to 11,000 people are on welfare in this area.
- J. Clem Doyle, of UCS, said that there is an existing package of services which can be used in this area as well as in another; if it is used for this area, the boards of the participating agencies will not have to be consulted again, as they will be if they become involved in a new way.
- K. Murphy said that this location would be good for an office that is trying to move out of Grove Hall to serve this area. The local branch offices can't expand any further.
- L. It was decided to send a package of information on the neighborhood center proposal, and the neighborhood, to people attending this meeting. It was also decided to get in touch with Mack Hoe, from the Boston. Housing Authority, and Dr. Kinlock, from the Public Health Department. Gillie Terry will do both of these.

The meeting ended at 2:30 p.m.

Gillie Terry ABOD



CITY OF BOSTON/DENA PARK COMMUNITY SERVICE CENTER HF 112, Attachment b, cent.

People present at Family Services Planning Meeting at Hecht House, February 18, 1969, 1:00 p.m.

NAME	AGENCY	TELE PHONE
- Sr. Mary Bernadette	Carney Hospital	296-4000
Mr. Edward Landry	Family Service Assocn. of Greater Boston	523-6l ₁ 00
Mr. John J. Doyle	Catholic Charitable Bureau of Boston	523-5165
Mr. William Murphy	Public Welfare, Grove Hall Office	 ИИ2-1811 ·
Mr. Ed Lamphres	Family Counseling and Guidance Centers	542-0903
Ms. Nancy B. Ebiling	Children's Protective Services of MSPCC	227-2280
Mr. Arthur E. Schoepfer	Boston Legal Aid .	227-0200
· Mr. Bill Taylor	Boston Children's Servic	e 227-3600
· F. Shawm Sheehan	St. Leo's	1436-1445
. Ms. Millie Guberman	Heller School, Brandeis	894-6000
- Mr. George McCray	Hellor School, Brandeis	-876-1430
Mr. Clem Doyle	UCS	742-2000
- Mr. Campbell Murphy	UCS	742-2000
- Mr. Bob DeSimone	ERA	227-4270
- Mr. Sidney Gale	AJCC	ext. 302 542-1870
. Ms. Gillie Terry	AECD	742-5600 ext. 404



CITY OF BOSTOM/LENA PARK COMBUNITY SERVICE CERTER NF 112, Attachment b. cont.

People present at Recreation Services Planning Meeting, at Hecht House, February 18, 1969, 3:00 p.m.

	NAH	E	AGENCY	TELEPHONE
	Mr.	Ralph Darian	Boy Scouts of America	522-1,000
	Mr.	Bill Taylor	Boston Children's Service Association	227-3800
	Ms.	Virginia Erlich	Roxbury Multi-Service Center	232-2353
	Mr.	Harold Thornton	Housing Consultant	•
	Mr.	Sidney Gale	AJCC .	542-1870
<u>.</u>	Mr.	Bob DeSimone	BRA	227-1,270
-	Ms.	Gillie Terry	ABCD	ext. 302 742-5600
٠.	Mr.	Campbell Murphy	UCS	ext. 404 742-2000



CITY OF BOSTON/LENA DARK COMMUNITY SERVICE CENTER NF 112, Attrobuset h, cont.

MEETING AT HECHT HOUSE 'February 18, 1969, 3:00 p.m. Recreation Planning

People present: see attached sheet.

Since this meeting was small, it was more informal than the other two. Campbell Murphy explained the concept of the proposed Neighborhood Service center, the Lena Park housing development. The first part of the meeting was spent in discussion with Ralph Darrian, of the Boy Scouts; the second, with Harold Thornton, housing consultant who is working on the Neighborhood Service center proposal, and the Lena Park housing development.

The meeting ended at 4:00 p.m.

Gillie Terry ABCD



MF 112, Attachment 5

AGTION for BOSYON COMMUNITY DEVELOPMENT las.

150 TREMONT STREET . SUITE 500 . BOSTON, MASSACHUSETTS 02111 . Telephone 742-5500

March 27, 1969

To: Representatives of social service agencies who have expressed interest in participating in the proposed - Lena Park Meighborhood Service Center.

- Enclosed is a summary of the Lena Park Neighborhood Service Center proposal and a description of the present stage of the planning process. We are sending this to you so you can stay informed of our progress, and in the hope that your agencies will want to become an active partner in the center.

We will look forward to talking with you.

Gillie Terry

Billie Terry

GT: Lcc enclosure



BOSYCN, NASS. (ii) 237,557 (D 194,700 (S) 555,377

Newsclip England Nove

levonset residents question stadium

Globe Staff By Stephen Kirkjian

with 450 of what could be-Warner

assuage their fears about . the new house he wants to come his new neighbors Warner, head of the Boss restorday in an attempt to

section of Dorchester there the 55,000 capacity people from the Neponset Frent plan to a gathering of thority, explained the proadium would be built. stadium develop-

and recreational developmotel-hotel facilities, pubunit residental apartments lion stadium, plus multiple would include a \$16 milresidents that the plan that commercial facilities

munity. environment of the comboost to the economy and ment would provide a However, many of the

parking facilities to handle quate traffic, transit and they could be shown adesition to the stadium until legislators expressed opporesidents and several local

> offered by Warner were cluded in the plan. the crowds would be in-Among the assurances clear of lines of parked keep neighborhood streets ties for 10,800 cars would

transit extension line. Circle on the South Shore struct a station at Neponset told him they would con--MBTA officials have

which the stadium will Southeast and entrance ramps off the possibility of suitable exit Public Works to study the asked the state Dept. of -Governor Sargent has Expressway,

-The 'off-street faciliberhood associations to dewith two other area neighwill most later this week Civic Association, which sored by the Codar Grove Neponset av. was spon-Church meeting house on The meeting at St. Ann's

> group yesterday he would hold the hearing

Neponset area.

This seems like a real esbly opposed to the plan. legislation, "I am unalteraances are written into the traffic and transit assurtold Warner that unless the State Sen. George V. Kenneally (D-Dorchester)

proposal

border.

cide if they will support or don't want another Columguise of a stadium plan. We

of the committee, told the John Saltonstall, chairman Rule Committee, Councilor Oppose the plan.
Several times during his the bill is sent to the Home for the first time today. If will take up the proposal cordially and orderly. part the residents acted audience but for the most terrupted by jibes from the answers, Warner was in-The Boston City Council

rounding neighborhoods to

patrol the stadium and surof police would be hired by the stadium authority to

-An adequate number

insure safety.

mouth and Yale. bia Point down hete."

football games with Dartpressed interest in using the stadium in the school's Robert D. Watson had exvard University of questions and answer ses-During the two-hour University's Dean



Popes Hill NA Seats

New State

At the most recent business meeting of the Popes Hill Reighborhood Association held before the Association held before the Association held. Neighborhood Association held on Thursday, February 4 at St. Ann's School lower hall, a surprising crowd of some 75 area residents was present. Considering the cold, threatming weather conditions, this was quite a testimony to the community interest of the area. A variety of tonies was A variety of topics was discussed including the status of discussed including the status of the projected Minot-Hemenway school replacement and proposed elderly high rise housing for Lower Mills. A representative of the First National, Mr. Cripps, store manager, answered questions from area residents deeply concerned about the proposed expansion at the Morrissey blvd. location. Many of the residents of the immediate area remain highly critical of the plans.

Present at the meeting were Mr. Kirk O'Donnell, Director, and Mr. Marty Rico, Asst. Director of the Fields Corner Little City Hall; Mr. Bob DeSimonc of the B.R.A and Mr. Peter Meade of the Boston Parks and Recreation Dept. and representatives of City Coun-

cillor Atkins,

Some information on the proposal for a schoolboy track facility suggested for the Hallet street dump area (location of proposed stadium in 1970) was passed along. The members of the Popes Hill Neighborhood Association are expected to join with the Cedar Grove Civic Association and the Neponset Civic Association in an informational meeting regarding the schoolboy track on March 23 at the McKeon Post on Hallet street. The members are anxious to find out further details on the plan.

Later in the meeting, officers ler the Association for 1971 were elected. Reclected as President was Paul White, 47 Rosemont street; elected as vice president was Mrs. Kaney Harrington, 10 was pirs. Nancy interrington, 10 Spaulding street; chosen secretary was James Bunt, 47 Whitten street, and selected treasurer was Mrs. Barbara Tankle, 172 Walnut street.

Tankle, 172 Walnut street.
Retiring as officers were Mrs.
Peg. Devine (Secretary), 40
Victory road and Mr. John
Downey (Vice Pres.), 36 So.
Monroe terrace. Both were
lendered an ovation for their contributions and bard work on behalf of the Association.

Also present at the meeting were Mr. Spencer Mandlow, Director of the Neponset Health Center. He and his Board of hard-working volunteer Directors hosted a tour of the Health Cuter facilities with refreshments following the conclusion of the Popes Hill meeting.







10USINA coming to East Boston

by Mossik Hacobian

Twelve units of housing to be built in East Boston under the Infill Program will probably be completed by February or March of 1972.

rebruary or maken of 1772.

The unity will be divided among three siles at 37 and 59.

Lexington Street, and 235 Trenton Street.

Lexington Street, and 255.

Lexington Street, and 232 Tention street.

Development Computation of Annersa (DCA) owns the Development Computation of Annersa (DCA) owns the Lind and has all the necessary permits to begin construction time. Each Baskinn's 12 units are part of a package of 400 being developed by DCA throughout Baston and currently being developed by DCA throughout Baston and currently in active to the street of vacant lots that have on the street of vacant l

Under the Infill Program, scattered vacant lots that have Under the Infill Program, scattered vacant lots that lave Callen to City ownership due to tax default are used as sites for small apartment buildings for large low-income

Most of the abutters around the three East Boston sites are uppased to the construction for a variety of reasons, including conseen over an influx of large families with many children and cars into neighborhoods that are already congested.

Abutters have expressed their firm opposition in two public meetings held in East Boston in recent weeks, as public meetings with Mayor White last weeks. In addition a petition circulated a month ago drew 1,200 signatures in opposition to the development.

The mayor has promised to visit the sites before making a decision on whether to support the abutters recombility

DCA official John, Ransom, who is in charge of the DCA official John, Ransom, who is in charge of the Laftl Program, acknowledges the opposition by the abutters. However, he feels that the need for housing in Boston is so great and that there is enough support in the East Boston community at large to go afterd with the East Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the Cast Boston community at large to go afterd with the cast Boston community at larg

Ranam feels that if there was widespread opposition to the program, "the community would have evidenced this by attending the meetings and being more open than it seems to be."



Infill site on Lexington Street

(Photo by Dom Amara)

For low income families

All fulfill units will be between two and five bedroom

All fulfill units will be between two and five bedroom families, apartments and available only to low-income families, apartments and available only to low-income family of three, \$5,700 tons is less than \$5,200 for a family of three, \$5,700 for four, \$5,900 for five, \$6,100 for six, \$6,300 for

seven, and so on.

The tent charged to the tenant will be 23 to 25 percent of the family's net income. The difference between that and the apartment's setual market rent tween that and the spartment's actual market rent twalce will be paid by the Docton Housing Authority under a federal tent subsidy program.

Families displaced from their homes due to governmental action will get first priority. In addition, the applicant's current residential area and difficulties with his present situation will play an important part in the String the

East Bostonians will have priority

According to John Ransom, there are only a handful of families in Boston that can be classified as displaces. That means that eligible East Boston residents with urgent need for an apartment will have first priority in occupancy of the twelve units in East Boston.

The urgency of the applicant's need will be determined in many cases through a visit to his present dwelling.

many was server the many selection process will be.

The entire screening and tenant selection process will be done over a period of six months by a local tenants selection committee. Such countities are being organized in wards of the five neighborhoods of the City whate Infall a going in.

East. Buston's pommutee is to be made up of 3 menings for prevail from the fusion Reduced for unit Malhanity, and 6 persons selected by the East Brack Required for the East Brack Regulation and County.

Negliorinace Cannell has not yet selected the six The Negliorinace Council has not yet selected the six members, but it has offered two of those scals to abutters members, but it has offered two of those scale of their to the site at 335 Tienton St. The latter have refused to to the site at 335 Tienton St. The latter have refused to their select representatives to the committee because of their select representatives to the program, according to Evelyn Morsh, onposition to the program, according to Evelyn Morsh, on the selection of the selectio

succe retreasments or me coording to Eelyn Motash, opposition to the protgram, seeding to Eelyn Motash.

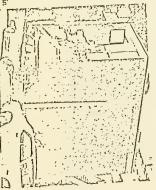
The Neighbothood Council will select the committee after its prev based has its first meeting in September. The offer to the Trenton St. abutters still stands, according to

All units for sale in 15 years

Mrs. Morash.

While Infill is made possible because of the availability of funds through a number of federal programs, it is owned by a private developer.

However, one provision of the program calls for sile of the units in 15 years to the tenants or to any low-income families purchase their own homes. The details of infill's future sale and purchase are not clear at this time.



Model Infill building on E. Springfield Street, South End
(Photo by Moselk Hacobian)





DCA's Infill Director John Ransom
(Photo by Mossik Hacobian)

Construction waits for "favorable conditions"

The buildings are expected to take only five and a half months to build. The three East Boston sites have already been excavated in preparation for pouring of foundations.

The only thing that seems to be holding up construction is the opposition of the abutters. 'In Ransom's words, "Yes, we plan to go, ahead, but we want to do it under more favorable circumstances."

Dick Durling of the Boston Redevelopment Authofity (BRA), howing attended both public meetings in East Boston, referred to "degrees of opposition" and felt that nothing definitive had come out of the meetings as far as the next step in the Intill Program.

Appling labeled the opposition "embiguous" explaining that while some people opposed Infall altogether, others would accept it given changes in sites, number of units, and assurances of who will occupy the units. (The BRA will be monitoring not), the construction and tenant selection process in the Infall Pro-

Everyn Morash, vice president of the East Boston Neighborhtood Council and assistant to Representative Pitaro, felt that the upcoming electrons had a lot to do with the timing of the construction. "My own feeling is they'll probably wait until November when the electrons are ever and cell Rausson to use his legalights...No one will have to worry about losing yotes then."



EAST DOTTON COMMUNIC DOSTON, LIASS. W. 7,000

JUN 8 8 CTA New England Nowbelip

by Edith DeAngelis

I think a significant achievement has been reached by the residents of East Boston. Recently, plans were formalized and priorities established to develop a "Jeffries Point Waterfront Park," in the soon-to-be-vacated Milano-Tringale's properties.

Most-significant in this development, I think, has been the enthusiastic participation of many interested persons in the Jeffries Point neighborhood. The design of the park was left open to the people but this was something not easily accomplished. It required attending many meetings to discuss the recreational needs of all the people in the area, and it involved careful consideration of the design of the park so that various activities were integrated properly.

After these aspects were agreed upon by the neighborhood, priorities for development had to be established,

. The process actually began last August when the City took the approximately 3.5 acres of land by eminent domain just one day before the Massachusetts Port Authority was to purchase it. Hayor White promptly ordered a tot lot to be installed on a part of the site.

Ar. White then requested the EPA to work with the community in the design of the park, and cooperation on the part of the BPA has been commendable. Over the nouths, no less than ten design concepts were drawn up for community consideration; and, ultimately the ESA designed the park as

the community wanted it.

The idea of a waterfront park was first initiated years ago by the Most

The idea Holy Redeemer Parish Council gained momentum with the formation of the East Boston Recreation Advis ory Council two years ago. I thinkthat the dedication and perseverance (and there has been a great need for that) of these two groups has been an important factor in making this a community designed park for East Boston.

. The park itself will be staffed and maintained by the Parks and Recreation Department. Its central theme is built on an outdoor concept. The park is being funded by a bond issue floated by the city. Since only \$50, 000 and a hope for matching Federal funds are available, the park will be developed in stages. The community's development priorities are: 1) the multi-purpose area which can be used in the summer for basketball and roller skating and be flooded in the winter for hockey; bloachers will be set up and trees planted. 2) Cook-out, picnic and sitting areas and a ranger station; 3) Bocci courts and a grassy play area for children; 4) An indooroutdoor pool and landscaping; 5) The renovation of the existing area for a recreation center; 6) A tot lot.

The present tot lot is going to receive some asphalt for the basketball area and sand in areas like the

slide.

This development, I think, is but another expression of what community participation can mean to a project. Such projects as the Paris St. pool, the Waterfront Park, and the Noyes Park improvements are simply a prelude to what can be accomplished in our East Boston community if various people and groups work in concert with one another.



JUH 24 1971

New England Newsclip

"Hamburger Havens" Worry Area Residents

(Continued from Page 1)

refundable fee also discriminates against those residents who could not afford to raise the \$100 necessary to be heard

The other half of the problem is the wording of the ordinance ftself. Residents do not mind the usual sit-down cating place, they usually only harbor fears about the drive-in or eat-out type of

restaurant. Finding the proper words to describe these cating places is quite difficult; one can wind up writing pages of definitions only

The crux of the matter is that by changing certain accepted land uses (which do not require public hearings) into conditinnal uses (which do require public hearings) most residents do not wish to make the 'normal' cating place go through the hassle of public hearing. They wish only to weed out the 'un-desirable' eating places. How do you do it? Good question.

Residents who have seen a number of "Hamburger Bavens" move into their area

regret that they came.

To put it mildly, they often become 'juvenile hang-outs,' To put it frankly, they can sometimes become areas where hard drugs can be obtained

he recent intense interest fast food franchises - a frustration which has turned

ins have shown in locating in various To authornasin in other communities, imunities has prompted residents of "Abutters" (those living on the border of se areas to seek means of probabiling the ux of more "Hamburger Havens."

a meeting of the Jamaica Plain nmunity Council June 15, certain mbers voiced a frustration over fast food

such restaurants) cite the detrimental ef-

fects of such businesses.
"Hell," said one, "They create noise problems from all the cars coming and going, they litter the parking lots and all the

papers blow onto my lawn. I'm sick and tired of these places. They not only bring down the immediate area, but they also bring down the entire community."

Quickie sub stands, drive-in pizza parlors, and hamburger haunts seem to come in batches. When one moves in and finds the area lucrative it seems as if they all pick up the trail and move in.

A problem presents itself when local residents begin looking into means of providing any more such businesses from entering the area.

Any over-all means of prevention entails a zoning ordinance change, which requires the posting of a \$100 non-returnable bond along with the citizen's petition. The fee covers the cost of the hearing, plus other expenses such as copying the petition, etc.

After the petition is presented to the After the petition is presented in the Zoning Commission, the Easter Redevelopment Authority is cated in Facus of the Land of the Death Fig. 18 (1) consider the proposed Change Participated Change Participa the wording if the petition is sound in terr is of its basic idea Next, a public hearing is held before the

Zoning Board, in which any opposition to the amendment is heard as well as any arguments in layer. The Board then makes a decision either for or against the proposed change. No reasons for their decisions are

The problem is two fuld. For one, raising \$100 can sometimes be a hard-lop for the petitioners. This may tend to probabit some citizens from being heard. The non-

(Continued on Page 8)



Gity To Call Waterfront

Park Soon on Cumner St.

The Fast Poston Recreation, Master Flanning and Land Uro Committee has schoding a region of the state of the res. Sumper Street harvest from Paris Sumper Street from Paris Street from Pari

The City of Boston Parks and Recreation Department and the Boston Redevelopment Audionsty the Working clondy with the action of the Conference of the Confer

Site of the new park is opposite the Marcrick Square housing co-velopment. The park will eventually cover the entire waterfront area from the Hodge Boiler Works to the Deran Chocolate Co. on New Street.

Dates for the public meetings are October 6 and 19th at 7:30 P.M.

All Interested residents are urged to attend and express their ylews and ideas on what the park should entail.

EAST DOSTON COMMUNITY NEWS BOSTON, MASS.

JUL 9 1971

England Newselip

BOSTON, MASS. W. 7,000

Mayerick elderly housing

gets \$3.1 million funding

Three hundred units of elderly housing for East Boston have been formally approved by Washington.

Mayor White announced this week.

The federal government has allocated \$3.1 million for the project, which will be built on a 9.6-acre site bounded by Summer, Bremen, Marginal, Lewis and Webster Streets.

The only thing standing in the way of the project getting started is purchase of the land and demolition of the buildings. The site, which touches Haverick Square, contains several abandoned and half-occupied buildings and factories.

The Boston Redevelopment Authority, which is sponsoring the project, expects that construction won't begin for a year.

The project will be funded under the federal "Turnkey" legislation, and will charge rents on the level of public housing.

Under the Turnkey plan, a developer bids on doing the work and the winning bidder "sells" the project to the city for a fixed price.

Dick Lundgren of the BRA, has been chosen the project director for East Boston. He said he will be porting though with heat heaton's local Advisory Council in deaters

Ing the project.

EAST DOSION COMMUNITY MEVS BOSION, MASS. W. 7,000

SEP 1 7 1971

New England Newselin

Land Use Council to talk about Maverick Square

The Fast Boston Recreation, Master Planning and Land Use Council will hold two important meetings this pointh.

One will be held Wed., Sept 22 at 7:30 at the Holy Redeemer Hall. Development along the waterfront in the Jeffries Point area will be discussed. Specific topies will be the clderly housing site, an open space area and the Neighborhood Development Project (NDP). Residents, young and old, who live in the Maverick Square area are encouraged to attend and express feelings about what kinds of facilities, equipment and land use are desirable. Representatives from the Bosten Redevelopment Authority (RBA) and the Community Development Computation (CDC) will carteripate.

The second meeting will be held Wyd., Sept. 29 at 7:30 at St. Joseph's Hall concerning the Noyes Playground. All that are interested should attend.



Residents help map plans for elderly housing

land on Summer and Lewis Streets. hood development program" for an area of This "NDP" will include the 300-unit agencies have approved a "neighbor-During the past two months, state and

The overall plan is called an NDP. this new housing must be developed as well. ing that was given, the entire area around ing earlier this year. Under the type of fundelderly housing project that got federal fund-

ministered by the Boston Redevelopment Auing and Urban Development (HUD) and adal. It is funded by the department of Hous-"NDP" is a new name for urban renew-

cent to it, to the west and south, has been been designated an NDP and the area adjaproposed as an NDP. The elderly housing site has already

ing site can begin. proved, actual planning for the elderly hous-On Sept. 22, the first of a series of Now that this program has been ap-

cilities should be included in the elderly the design of the buildings and on what fanousing. meetings was held to get residents' views on

Want advice on uses

Also at this meeting, the Boston Rede-An our up supers or residences, naed in the whole tacteamonal land, and clanner for the East VDP area. 0.110

> committee, stressed the urgent need for coordinated planning of the waterfront. Roth Mr. Lundgren and Edith DeAnge-

> > at 7:30 p.m. at Pitaro Hall, 65 London St.

Master Plan meeting on Wednesday, Oct. 6,

the series will include

Land and Development by Susan Strait of

7, 7:30 p.m. at CDC office, 144

A discussion of Turnpike Authority

trols can be generated soon. community unless plans, guidelines and conthis valuable resource at the expense of the that private developers could easily develop housing and parks. Both showed concern tion of the waterfront and the lack of good They pointed to the dilapidated condi-

ion residents are urged to attend. least the next several months. All East Bosto be held about every two weeks for at the first in a series of open, public meetings This meeting, held at Pitaro Hall, was

Schedule of meetings

master planning for the waterfront, with emphasis on the waterfront park, at 7:30 p.m., Meridian St. day, Oct. meeting of the Land Use Committee, Thursthe Conservation Commission, at a regular Thursday, Oct. 14, another meeting on

front development at Pitaro Hall, Tuesday, Oct. 19, 7:30 p.m., covering elderly housing, park development and other proposed uses at CDC office, 144 Meridian St. of the area. A final general agenda on the water-

Starting with the important Waterfront

WATERFRONT MEETING — At Pitaro Hall East Boston residents from the Maverick Sq. area discuss with Dick Lundgren, of the BRA, and the East Boston Recreation, Master

Planning & Land Use Advisory Council, their ideas about how a "NDP" area along the waterfront should be developed.



Elderly Housing Planned Maverick Square Area siven for \$3-W

Final approval has been given to the Street

went the freeze government that will release \$31 million in Federal funds on the release \$32 million in Federal funds on the renewal agency. The month of the necessary land to purchase the merchanty land and demolith the buildings on the site, in preparation for construction of the busing.

The Observe area is just south Mayorick Square, bounded by Summer, Bremen, Margnad, Leavis and Websaiter streets.

A Joint underplace by the Continued of Pall Streets.

Elderly Reading

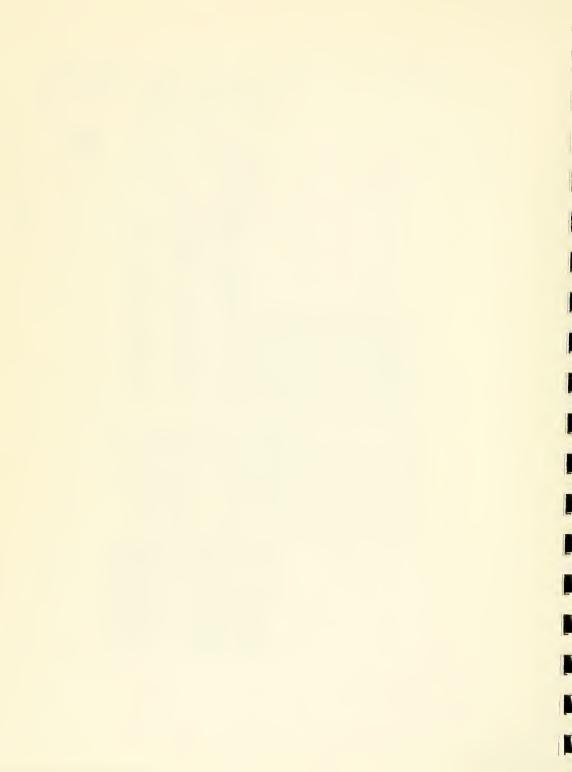
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The Summer St. development this Myor Kerd E. R. Thurst commitment made several years go as build boxing for sea. The second of the season of decision and the withing the seasons to decision and use within the development. East, de-terminely programment, find, de-terminely programment, find, de-terminely programment for the seasons of the

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BRA and the Boston Housing Au Addition Constitutions at a thorry (BHA) mout the Feeders Constitution for the feeders Constitution for the feeders and the feeders are constituted by the feeders and the feeders are constituted by the feeders are cons



Deve Lingtond Newsolid

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Groups disagree over Shore Plaza

by Dave MacGregor

Community groups appear to be divided over whether or not they should endorse the new architect's plans for Shore Plaza.

APAC and the Land Use Committee have come out enames the redesigned plans for the Border Siret project, while the Neighborhood Council and the Community Development Corporation (CDC) has a approved "with reservations."

These four groups make up the bulk of the membership of the Shore Plaza Negotiating Committee, which has fought for the past year for a re-design. All groups voted separately on the issue and some of the votes were close.

The key to a final decision by the community negotiators could be a meeting with Mayor White that was scheduled to take place yesterday (after our press time.)

The Negotiating Committee was expected to ask the Mayor to work out a compromise on the Shore Plaza issue that would involve some kind of moratorium on any further construction on this section of the waterfront.

LRev. E. Mayshall Bevins, co-chairman of the negotiating committee, said the group wants a moratorium until the new Community Development Corporation and the Boston Redevelopment Authority come up with grieft. * "caster _ ci" for the waterfront.

Rev. Bevins said he thought it could prove senseless to argue over such items as the number of apartments in Shore Plaza if another project comes long and fills in a neighboring parcel.

A goal of the group, it seems, is to insure that recreational land and open space are included in the master plan for the waterfront.

However, the group has already accepted such improvements on the waterfront as the elderly housing project scheduled to be built near Maverick Square next year, and 50 units of elderly housing near the Shore Plaza site.

However, even if the Mayor can halt zoning variances to build high-rises on the waterfront, it remains to be seen whether the Negotiating Committee can come to an agreement on the new Shore Plaza design. The new plan calls for eight-story buildings and 451 apartments - a bit lower and with fewer units than before.

APAC chairman Mary Ellen Welch said her agency is mainly concerned with the number of units.

"APAC is not against housing on the waterfront site," she said in an interview, "It just wants to make sure the neighborhood is not given something it can't handle."

Generally, members of the Negotiating Committee want First Realty to guarantee that the landscaping and recreational facilities in the new plan will be built, and not "trimmed" when costs up up.

The group plans to meet with First Realty this week, but committee chairman Edie DiAngelis said, "There is still much more to be worked out before a decision on the project can be made either way."

BOSTON, MASS.

MAR 4 1971

Nem England Newselin

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First Realty Agrees To Negotiate With Heads Of Neighborhood Group

Mayor Kevin White has offered the reputes of a Difference of the reputes of a Difference of the vock which and Tall a wind consenting the pure the repute of the repute of

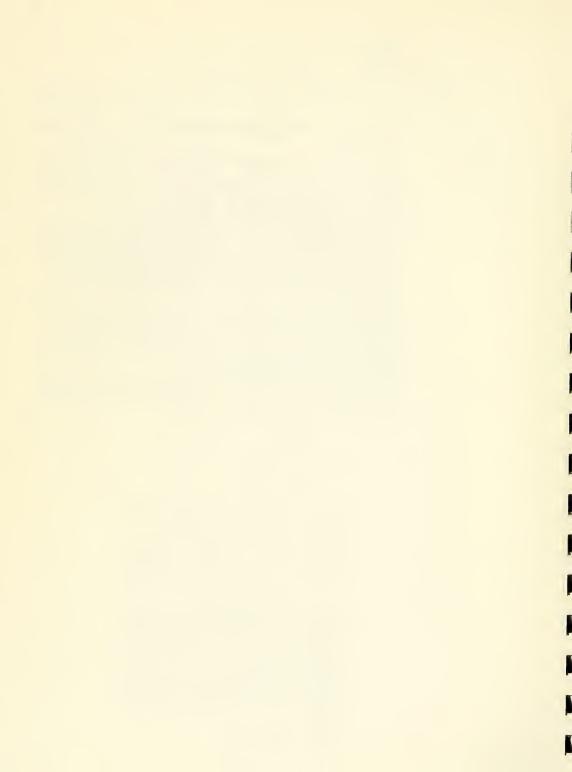
The Teacher of the Te

Meeting with the proop of an hour, White said the BBA archifeet would work with I aid Really on I-shall of the community in an affempt to negatiate design changes. The city has recoved the construction permit, talling

work on the project. The Mayor promised that construction would not be allowed to resume until the disputa was resolved, and that the cry will act as referred in the bette between the computary and the developer.

The MANGEL Press, is constructed to the computation of the developer.

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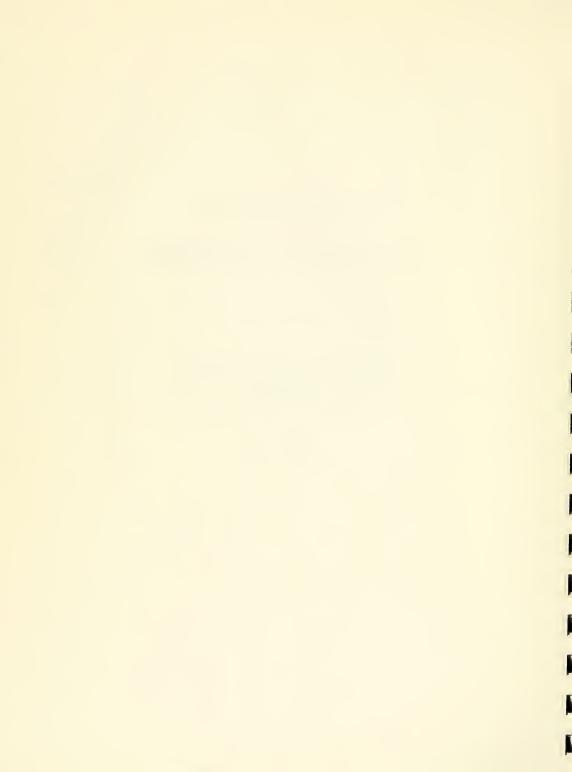


INFILL HOUSING PROGRAM

PLAN FOR NEIGHBORHOOD INVOLVEMENT

Boston Redevelopment Authority City Hall
Boston, Massachusetts

May 5, 1970



List of

(INFILL GENERAL INFORMATIONAL MEETINGS.)

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HINTELL CENTERAL INFORMATIONAL MEETINGS.

List of Infill General Informational Meetings.

•	
Model Cities	r
July 25, 1968 .	Sub-area I Housing Committee
December 14, 1968	Sub-area 5 Housing Committee
December 28, 1968.	Sub-area 5 Housing Committee
January 5, 1969	Sub-area 5 Housing Committee
February 26, 1969	Sub-area 6 Housing Committee
March 24, 1969	Sub-area 6 Housing Committee
March 26, 1969	Sub-area 4 Housing Committee
September 2, 1969	Housing Milestone Committee visit to Infill building
September 3, 1969	Housing Milestone Committee
September 10, 1969	Model Cities residents visit to Infill building
September 10, 1969	Sub-area 2 Housing Committee
September 11, 1969	Sub-area 4 Housing Committee
September 11, 1969	Sub-area 5 Housing Committee
September 13, 1969	Model Cities residents visit to Infill building
September 17, 1969	Sub-area 3 Housing Committee
September 19, 1969	Model Cities residents visit to Infill building
September 24, 1969	Sub-area 2 Housing Committee
September 24, 1969	Sub-area 3 Housing Committee
September 25, 1969	Sub-area 4 Housing Committee



Exhibit 2 List of Infill General Informational Meetings / page two

Washington Park

September 6, 1968

General Infill meeting at Freedom House

South End

June 18, 1968

South End Urban Renewal Committee

September 5, 1968

Union Park Association

October 19, 1969

Housing Development status report at MacKey School

Charlestown

July 2, 1968

Executive Committee of Federation of Charlestown Neighborhood Groups

October 17, 1968

Ward 2 Democratic Committee

East Boston

December 1, 1969

Monsignor Pitaro and East Boston Neighborhood Council.

Brighton planned - not needed

Program and site review at VFW Hall with Allston-Brighton Civic Association



List of

INFILL PROGRAM AND SITE REVIEW MEETINGS.

E THURSDAY

10 1014

MARIL PROBLEM WESTER REALES WEELINGS

List of Infill Program and Site Review Meetings.

Annual Company of the	The contraction of the contracti
Washington Park	
December 16, 1968	Program and site review with abutters
December 17, 1968	Program and site review with abutters
October 22, 1969	Program and site review with abutters
Charlestown	
October 29, 1968	Program and site review with abutters
October 30, 1968	Program and site review with abutters
Dorchester North	
October 21, 1969	Program and site review at Dorchester House
October 23, 1969	Program and site review at Greenwood Methodist Church
November 15, 1969	Program and site review at Minot School
Dorchester South	
October 30, 1969	Program and site review at Wolcott School
November 12, 1969	Program and site review at Wolcott School
Parker Hill	
October 28, 1969	Program and site review at Tobin Memorial Building
Jamaica Plain	
October 29, 1969	Program and site review at Jamaica Plain High School
November 10, 1969	Program and site review at Parkman School
November 11, 1969	· Program and site review at Parkman School

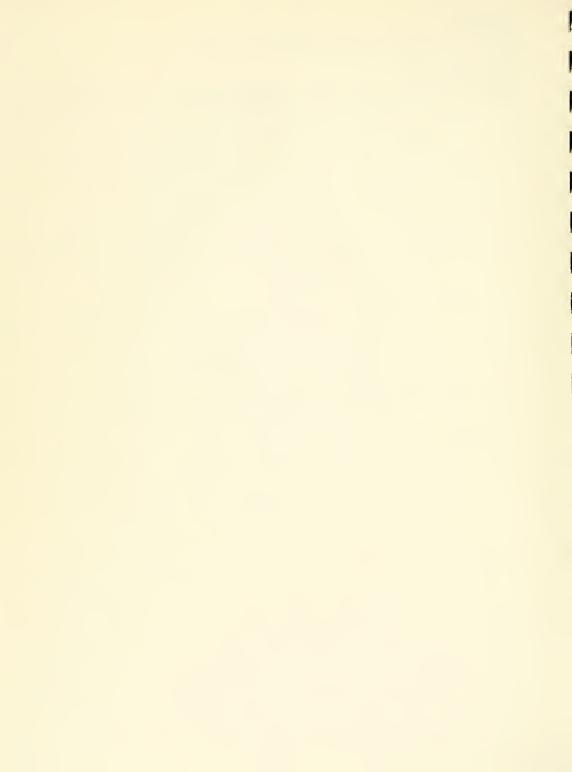


Enhibit 3
List of Infill Program and Site Review Meetings.

East Poston

November 14, 1969

Program and site review at Barnes School



\$6. 4 · 10 · 1. 6

August 3, 1971

Mr. William J. White, Executive Director Hassachusetts Housing Finance Agency 73 Tremont Street Boston, Hassachusetts 02103

Dear Mr. White:

I am writing you at the request of Mr. Daniel Rossano of East Boston with respect to his application for financing for a housing renabilitation project on Marginal Street, East Boston. By intention is to describe to you the kinds of planning and redevelopment activities that are now taking place in East Boston under the supervision of, or with the support of, the Mayor's Office and the Boston Redevelopment Authority. I hope that I will be able to convince you of what we in City hall believe will be one of the most dramatic inner city revitalization efforts to take place in Boston in the next decade, nearly that in the vicinity of the East Boston waterfront. In turn, I also hope to be able to make clear to you that Im. Rossano's proposal is an integral part of this revitalization program, and that its implementation at this time would be a significant step forward in this program.

The City's planning efforts in East Boston were minimal during the early 1980's. The rajor effort during the mid - 1980's was the preparation of an East Boston General Neighborhood Renewal Plan that recommended that the fast rading industrial activities along the East Boston waterfront be phased out and replaced with a combination of housing, commercial and community facilities. This recommendation was reiterated in the 1985/1975 Ceneral Plan for the City of Boston, the land use plan of which indicated that housing, commerce, open space and community facilities be built on and near the waterfront, with seaport activities to continue as necessary. In addition, both of these reports called for a concentrated effort to rehabilitate the existing bossing stock in the community as well as to improve existing community facilities. We continue to support all of these objectives, and our present efforts, as I shall describe below, are almed at their achievement.



Buring 1983, the City of Lesten established the Hayor's Office of Public Service, with one of its rajor purposes being the creation of so-called little City Halls in each of the City's neighborhoods. In Lest hoston, one of the most active programs was begun in the little City Hall under the direction of Fred Salvucci. A cooperative effort was undertaken with the b.R.A.'s District Planning Fregram in the hope of griding the future growth of East boston toward the goals as outlined above. Several significant projects have been undertaken during the past two years and others are now being proposed that further substantiate the City's confidence in the revitalization of the area. These are listed below.

- 1. The City has recently been notified by the Department of Housing and broam tevelopment of the reservation of \$3.1 million in funds for the construction of 300 units of housing on 9.6 acras of land in Mayorick Square. This project is being carried out under the Heighborhood Lavelopment Program. It has further been agreed that the 6.D.P. area be expended to include a larger section of the Lewis Street veterfront as a second-year H.D.P. application.
- 2. The City is presently in the process of applying for Open Space Land funds for a 10 acre park along Summer Street just to the west of the N.O.P. area. All parties concerned agree that this is one of the highest priorities for open space acquisitions in Boston and the application is expected to be quickly expendited.
- 3. Property at the top of Jeffries Point has been acquired by the City to be developed for park purposes. Design of the park has been worked out with a major input from residents of the area. Temporary recreational facilities have been creeted on the site awaiting final construction activity.
- 4. Brophy Park at the top of the Jeffries drumlin is scheduled for urban beautification in the coming year.
- 5. A new Barnes Middle School is under planning on Border Street north of Central Square. Property has already been acquired.
- 6. A 460-enit housing project at the corner of Border and Condor Streets to be built by the First Realty Company is under redesign. This eutcome resulted from a great deal of community concern over the appropriateness of the scale of the building proposed, and its very poor utilization of its waterfront location.
- 77. During the past Lenth, the East Boston Community Development Corporation received a \$1.3 million grant to fund its planned activities. These include a rajor planning/development program along the entire East Boston unterfront from deffrics Point to the Cholsea bridge, and a Lensing remabilitation program, among others. We believe these programs are going to lead to very visible improvements in the community, particularly in treas man the waterment.



- 8. Recaptly the Governor of Passachusetts took a very positive stand for improving the viability of East Sesten as a maidential community by disappreving of the Massachusetts Port Antherity's request to build a new runney and to engage in other expansion projects. He indicated that the residential integrity of the community should be preserved and that the M.P.A. should begin a program immediately of reducing aircraft noise, soundproofing buildings and repaying the community for some 70 acres of open space land taken in the last decade.
- 9. A recent consultant report prepared for the B.R.A. with respect to the future of the Besten seasont recommended that scapert activities now spread throughout the harbor area be consolidated in South Deston. A specific recommendation was that the grossly underetilized M.P.A. seaport facilities in East Boston be phased out. Implementation of such a proposal will make possible an even greater use of the waterfront for Lousing and community-related uses and further enhance residential rehabilitation activities in the area.
- 10. Private housing rehabilitation has begun to take place in the Mayerick-Joffrics foint section in the vicinity of the Rossano proposal. With the desolition of the old M.P.A. grain clevator, the view of the harvor from East Boston has been greatly enhanced and the desirability of the area for residence much improved.

These are the kinds of activities now ongoing in East Boston that we think indicate a fast-increasing interest in the future of the area as a fine inner city residential area. We believe that Mr. Rossano's rehabilitation project on Harginal Street is in keeping with our objectives for the future growth of East Boston and we hope that you will agree. If you have any further questions about our plans for the area, please feel free to contact us.

Yours truly;

Robert T. Kenney Director

fc 5-20/21 3-1



First Reigier and Cob Pesitione

Loy Lishep

March 11, 1071

ASCUM THEY WITH EAST FOSTED INDICE - INTIME MIRRESSIONS

Lash reck. I not with representatives of HEMICT to review some of the work they are doing and their future plans.

IPPACT was recently set up under provisions of the Economic Orportunity Act of 1:74, as a ended, which established 010 (non attached article). It is a community-lead group and is attached to coordinate its activities with the feet fosten land use Countive and the Fecreation Council. It appears that IPPACT has done some community organization and has cotten some of the various groups in the area to cooperate more. It also provides some of its facilities for community rectings.

IMPACT is mainly interested in residential rehabilitation and real estate development as a means to assist the community. It has just completed a report on the East Desten vaterfront. This report is a detailed inventory of the physical and economic realities of the area and is quite good. We should be receiving copies next week.

The major work items of HUFACT appear to be the following:

- Establish a community development corporation with about \$2 million in CEO funds. They feel they have a good chance to be funded. The corporation would be the first CDC in the country in a white ethnic area. For example, other CBC's have been set up in New York's Bedford-Stuyvesent. Hough in Cleveland, and Roxbury: thus, most CBCs have been in black neighborhoods.
- Propere a community master plan for the East Boston vaterfront in cooperation with public agencies.
- Pave a significant voice in what happens in East Besten, particularly regarding vaterfront development. (They talk about a planning and design review board).

INPOCT has been receiving technical assistance from many outside groups such as D.C. Law School and Partridge Louse, the latter is CEO funded and has planners and other professionals.

By first impressions of JUPACT is that it is an ambitious and exciting enough interested in contribution to last festen, helping the community have were of



an "impact" in what coes on in the area. I'v only fear is that they may be severe too fast for the on routy. They ment to be advecates, but occasionally take important describes without checking with the community-wide conditions. This came out is a resting last Thursday and an INTECT staff when one "scolded" by residents: he apoleoized and stated he would notify them of all rejor policy moves.

I feel I should work with ITP/CT in its planning for the East Section vaterfront. I feel that groups like this can provide important inputs into the district plurning program, which initially was to enquirage a mointhorhead planning process. It appears to be sufficiently tied into the LAC committees and wants to act as a planning group for the LAC.

I'll beep you informed.

DB:cad

Attachment

cc: Dick Lundgran



[55] URBAN AFFAIRS QUARTERLY / SEPTEMBER 1970

short-run programs to "enrich" the ghetto and long-range programs to integrate the people of the ghetto so they might share in the material restructured, and new financial bases had to be created. Contrary to the benefits that are open to other sigments of our society. New leadership had to be identified, the economic environment of the gheito had to be beliefs of establishment leadership and to popular notions, new leadership did cente to the fore, and some very exciting projects were initiated.

functional model designed to achieve legitimate social and economic change. These entited differences established, we can move on to other Deforest Brown, John McCown, Delicon McEwen, Bernie Gifford, Alex Mereme, Burt Griffin, and Jeff Fanx are some of the individuals who community economic development projects, in direct contrast with business and government leaders, they seem to realize that progress is not and experience, they have helped to create both a theoretical basis and a referred issues. How did these projects get started? In what way do they were responsible, in substantial ways, for the establishment of promising acheved through ghttering generalities, headlines, or press releases. They adout their mistakes and, most important, they believe in their primary resource, the muste intelligence, ingenuty, and competence of poor folk, once given a proper chance. With these tools, and by dint of hard work function? Wily do we know so little about them? How can they be encouraged to grow and Bourish? What are their chances for success?

Three years ago, Congress passed a little-known piece of legislation called "Special Impact" or Title 14D of the Economic Opportunity Act, as amended originally known as the Kennedy-Javits Amendment, Its intent was to require that the Office of liconomic Opportunity (OEO) provide setficient funds to make an appreciable impact on the problems of a few carefully selected urban and rural projects. Special Impact represented the first departure, from the niekel-and-dime, hand-holding approach to

of I-D fands to OLO. This year Congress expressed its vigorous approval of community-based economic development by institutionalizing the program on an ongoing basis and appropriated thirty six million dollars. At the Over the first two experimental years (FYs 1968 and 1969) Congress alfocated one and one-half million and cleven million dollars respectively same time, without even pausing for on-site visits to any of the existing projects, the Nivon hatchetmen began to devise schemes to attempt to devert the impries Congress had allocated to I-D, thus setting the stage for the destruction of an extremely promising program, Before describing how the administration has gene about this, in outline of the substantive issues, background and the participants would be useful.

residents. Although there are variations among the different programs (no alike) and each project reflects specific local needs, the organization two community corporations are exactly alike—as no two communities are embraces the central principle that a hub corporation, usuelly mapprofit, is organized by community (that is, poor or minority) representatives to acquire outside resources such as venture capital, short-and leng-term loans, technical assistance, and the like, in order to develop the economic, human, and physical resources of the community. The linb corporation, corporations- each one accruing concrete benefits for the poor community--through flexible policies of financial support which are greated to the specific needs of the particular enterprise. Usually the CLY, terains virtually complete control of the subsidiary corporation throughout the start-up period; however, in this scheme, most plan to make stock in In brief, the Community Development Corporation (CDC) concept then, either invests in or makes loans to a variety of subsidiary for profit subsidiary corporations available at very low cost to employees and that majority control will eventually be in the hands of the workers and residents of the communities in which they operate, and a number rateral structures are basically similar in design and scope.

At present, Special Impact CDC's are operating in Cleveland (Bough); Chicago (North Lawndale); New York (Hattem and Bedford-Stuyresent); St. Leuis, Detroit, Washington, D.C.; Darham, North Carolina, Alba-Georgia; Roanoke, Virginia; querque, New Mexico; Sparta, Kentucky; and Troy, Alabama.

In addition, new programs are getting under way in Denver, Boston, Scattle, southern Texas, Rochester, (N.Y.), Trenton, (N.I.), Hawaii, and northeastern Oklahoma.

in Sparta, Georgia, it is earfish farms; in Mani, Hawaii, a shrinny plant; in The projects are as diverse as the needs of their particular communities. Chicago, a shopping plaza; in Cleveland, a subber plant; in Corbin, Kentucky, a woodwork co-op. In passing, it would seem proper to briefly identify and give credit to those individuals who were responsible for the initial success of i-D programs, for no other reason than that the misdirected attention of the mass media has left these people anonymous. A paradox that never ceases to amaze me-which is fairly representative of contemporary media style-is how self-appointed experts or public officials with access to the media are quoted at length, irrespective of the incomprehensible drivel magazines has seen fit to ofter a comprehensive interview with any one of they have to offer; yet none of the major newspapers, networks, or the above-mentioned CDC people-the representative few who have



SEDRE PLAZA DAST

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In the design review evaluation consideration was given not to esthetic detail but rather to several major items which were felt to significantly effect and control the quality of the living environment both within the project and the adjacent neighborhood.

It was also decided that the basic design partee, in terms of site use, building orientation and building concept, was valid and potential revisions would be made within this framework.

Density

Primarily people density and adequately filling their demands. Open space needs as required primarily by multi-bedroom units. Physical relationships of building masses and their effects on exterior spaces. Auto circulation and storage.

Generally, attaining a density more in keeping with existing conditions on Eagle Hill.

Unit Density: Existing density (Eagle Hill) = 45 D.U./ac.

Proposed density = 82 D.U./ac.

Nearest residential zone allows = 42 D.U./ac.

People Dansity: Proposed = 1424

Revision = 1278

Open Space: Required (H-1) = 180,400 Sq. Ft. Proposed: = 90,280 Sq. Ft.

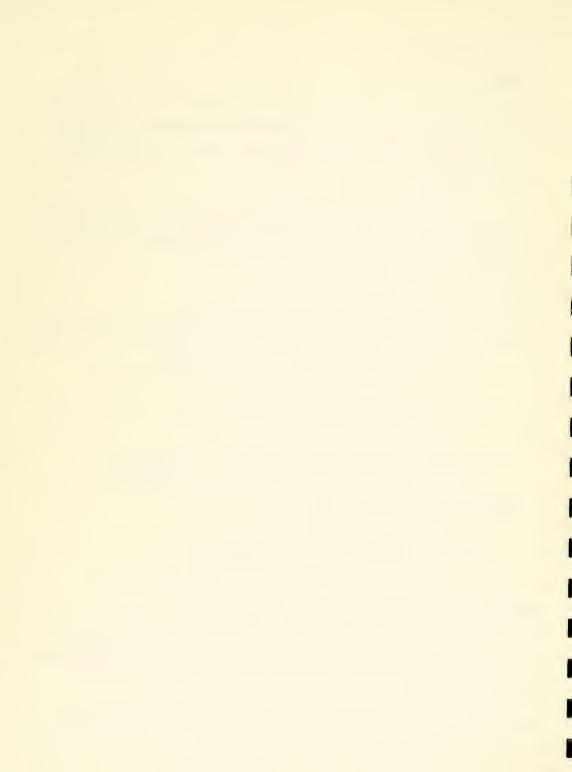
(including decks, walkways, etc.)

Pedestrian Circulation & Vehicular Circulation and Storage

Since both occur to a great extent at the same level they were both viewed as to how they could accommodate each other and both project and Eagle Hill people and cars were considered.

Direct presentation access to the vaters edge was considered extremely desirable

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particularly as an easily attainable objective to Eagle Hill residents. Also, cross-site access from the end buildings to the central open space at walk-way level was also considered desirable as opposed to the parking lot and in any event, "end running" one or two buildings.

The desirability to improve pedestrian circulation from Border Street to all units was also considered. Moving elevators to mid-building locations where productive, should be discussed with the architect as a possibility.

Cross site walkway circulation is proposed thru the buildings.

Better vehicular access to all commercial uses, both customer and service, also a need to satisfy some commercial parking.

The use of two access ramps from Border Street with two traffic LOOPS and no THRU traffic road accomplishes some of the above. (emergency vehicles could have thru site access).

Parking Evaluation Required (as by Code)

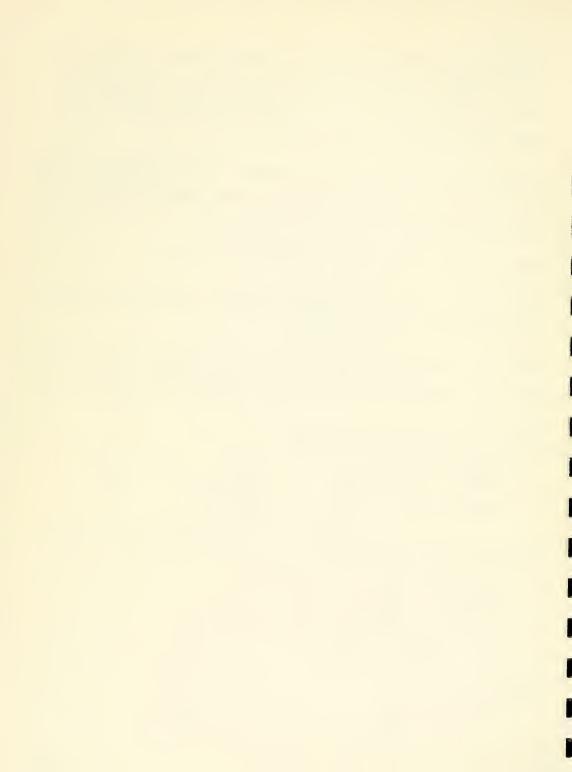
Residential (.9/uni	t)		406
Commercial (1/350	są. ft.)	•	115
	Total		521 spaces
Existing on scheme	•		355 .
	Additional	needed	166 spaces

Using the same general parking layout (rows parallel to Border Street) on Alt. A & B schemes the same general problem occurs:

Residential 360 Commercial 115 Total 475 spaces	
Alt. A - Existing 321 Alt. B - Existing 208 (+8)	

Additional Needed:

Alt. A	475	Alt. B	475
	321	•	208
•	III spaces		Soonge 70.C



Working on a new layout scheme, preliminary findings show at parking count of 385 spaces, which comes much closer, but is still only about 80% of total required.

Also the needed provision of one off-street loading bay (Article 24) has to be addressed hore closely. Truck service access has to be guaranteed for the commercial. occurring on ground level. The aspect of control in parking must be addressed. Questions arise as to the confusion which could exist for both residents and retail patrons in parking.

A final note is that the 4 building scheme creates severe parking problems unless the unit count is drastically reduced or tempered by a significant number of elderly units. The coverage os a 5 building scheme simply provides more parking area.

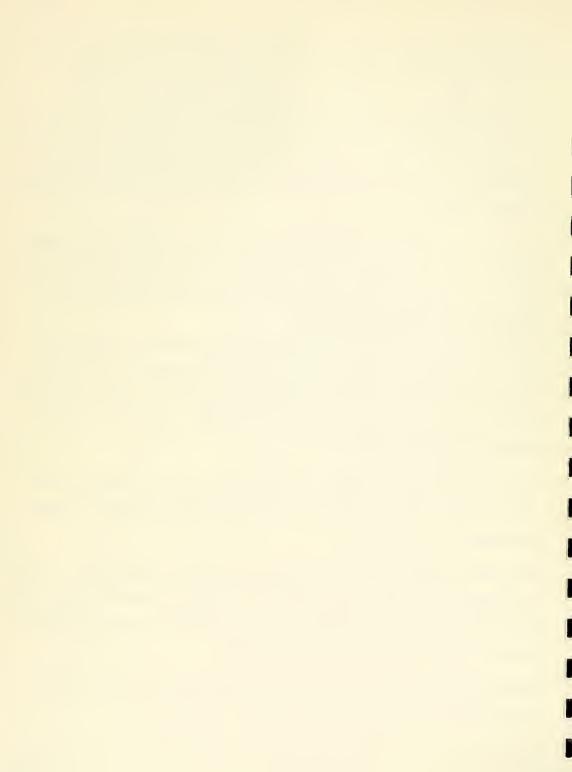
Shadow Conditions and Building Heights

A detailed study of the sun and shadow conditions was undertaken to examine the extent of the problem. Upon examining all three schemes, (PARD Alt. A, Alt. B) it was found that because of the nature of the site plan (lineal, due east-west orientation) that all the schemes experienced shadow problems, especially during the winter months of longer shadows.

Our study was organized by taking the day-light times of 9 a.m., noon and 3 p.m. and showing the resulting shadows at these times on the days; December 21, March and September 21, and June 21.

The critical days were found to lie between the September and March dates. On both 5 building schemes (PARD and Alt. A) the site is virtually blanketed in shadow during 3-6 menth period. The 4 building scheme (Alt. B) begins to alleviate the problems of total shadow, but not to major proportions.

Concern is not only for these units that get little or no sunlight but also the impact of the lack of sunlight on the unlessys.



During the warmer menths, and especially at meen the chadew problem was almost insignificant. It was also adventageous to the common open space in the middle of all the schemes that they became more open to significant during the moon-time afternoon periods, when they would nest likely experience their heaviest use.

The feasibility of "slipping" the 8-story segments of the buildings where possible should be discussed with the architect. The attempt is to get greater building separation when the buildings are highest. This is applicable only in a M-building scheme. It also increases parking while reducing shadow coverage.

Building heights were evaluated from two aspects. One, as they effected shadow conditions and, two, physical relationships to Border Street and the neighborhood beyond. Shadow conditions and improvements thereof can be seen in the accompanying drawings to the above shadow study.

Regarding physical relationships it was determined to maintain a 4-story height at Border Street and maintain this height for two bays thus gaining the desired vision and physical relationships to the community. For the next two bays the height should be maintained at a maximum 5-stories. Peyond that, 8-stories is acceptable.

Unit Ereakdown

Generally a similar bedroom mix was aimed for, maintaining sufficient numbers of 2, 3 and 4 bedroom units.

The introduction of elderly units as they would effect density criteria and parking requirements was considered. They would in fact give parking relief. They would be possible as leased or 236 rents. Efficiency units could be converted from 6th, 7th, and 8th floor one bedroom units but would not be a requirement under a 236 program. Elderly units could be scattered or grouped (EM suggests the latter and that they would accept them as a portion of the leased units).

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I. BACKGROUND

On December 21, 1971, the Boston Redevelopment Authority was asked by Mayor Kevin H. White to conduct a design review study of the Shore Plaza East development in East Boston. A request for the review was made by a community group, the Shore Plaza East Negotiating Committee, which after intensive study and design sessions with architects, PARD Team, gave tentative approval to the Shore Plaza East project subject to several reservations including a B.R.A. design review. This review would include a discussion of the financial feasibility of any alternatives to the P.A.R.D. schemes.

II. WORK ITEMS

The Shore Plaza East design study was to be done in two phases:

- A. An examination of the design in a physical sense, this included relationship to adjacent residential areas, the effects of wind, sun and shadow, and pedestrian and vehicular circulation. An attempt to reduce the density of the P.A.R.D. scheme was to be made.
- B. If alternative schemes were deemed desirable, the financial feasibility of the schemes would be evaluated using the services of housing economist, Robert Kuehn, hired by the community for technical assistance.

III. RESULTS OF PHYSICAL DESIGN REVIEW

A. The P.A.R.D. scheme was found to relate well to the scale of the adjacent residential area and preserved the views of the harbor from within the residential area of Eagle Hill. The major problems with the design were:



Zoning

The nearest adjacent residential zones are R-.8 and H-1. It is reasonable to use the H-1 zone for comparative purposes given the site and type of housing proposed. The significant code requirements to be discussed are floor area ratio, usable open space and minimum lot area per unit.

Floor Area Ratio: F.A.R. of 1-is allowed.

1.93 is proposed (not including Community Bldg.)

Usable Open Space: Total Required = 180,400 sq. ft.

Proposed = 90,280 sq. ft. (this includes decks,

walkways, roof dacks.)

Minimum Lot Area/

Required = 455,000 sq. ft.

Unit:

Proposed = 237,500 sq. ft.

Units:

Allowed = 232

Proposed = 451

Dwelling Units/

Existing = 45 D.H./acre (Eagle Hill)

Acre:

Allowed = 42 D.U./acre

Proposed = 82 D.U./acre

Parking:

Proposed = 355 spaces

Allowed = 521 spaces

Open Space -

Calculations of open space were undertaken and recorded for the following categories:

<u>Walkways</u> - includes all interior sidewalks elevated 6 feet by construction on the slab.

<u>Ground level open space and pool deck</u> - includes the central open space, exterior buffers and the pool deck.



Roof tops - as a means of increasing open space in the project area, it is possible to make use of the roofs as passive recreational areas (either the 5-story buildings, exclusively, or both the 5-story and 8-story building roofs could be considered).

The measurements were calculated for both the four and five building schemes, and they are as follows: .

Open Space Categories `	Five-Building Scheme	Four-Building Scheme
Walkways	16,896 sq. ft.	16,974 sq. ft.
Gound level open space and pool deck Rooftops	70,128* sq. ft.	93,264 sq. ft
5-story building 8-story building	31,552 sq. ft. 37,280 sq. ft.	36,160 24,640
TOTAL	172,280 sq. ft.	187,646 sq. ft.

^{*} includes 14,960 sq. ft. that previously was a road.

IV. PROPOSED ALTERNATIVES

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It is recommended that the housing economist evaluate no major alternatives:

a 5 building scheme and a 4 building scheme. Both schemes advocate a revised

vehicular circulation system by utilizing two access ramps from Border St. at

both ends of the site and eliminating the periphery road at the water's edge.

The 5 building scheme eliminates all floors above 5 levels where buildings overlap and cause a severe shadow condition. On the most northern building the 8-level segment is increased where its shadow primarily effects only the water. Also the height of the buildings is reduced to 4 floors for the first two bays in from Border St. Essentially the vertical circulation remains the same with an attempt to gain cross-circulation through the buildings via the exterior walkway systems.



The 4 building scheme eliminates the most northern building and adjusts the other four accordingly to redistribute space between buildings. Again, four floor heights are used at Border St. Vertical circulation and the use of bridges between buildings (now lengthened to 72 feet) could be critical. Cross-circulation at the walkway level is again attempted.

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Master Planning and Recreation Casalitee
of the Local Advicory Council

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398 Meridian Street, East Boston, Massachusetts

COMMENTS ON WORKABLE PROGRAM:

We have taken the liberty of enclosing a copy of an article published in the <u>Boston Berald Traveler</u>. It sums up, quite accurately, the present rapport between the Boston Redevelopment Authority staff and the active residents and the long established groups of the community.

We would be remiss, however, if we did not indicate that the BRA staff was literally "run out of town in 1965" after the disaster of the West End which made citizens on the entire City of Boston very skeptical and suspicious of the BRA staff, Board and their tactics.

Bob Lurcott, of the BRA'staff, attended one of the first meetings of the newly organized and officially recognized East Boston Recreation Advisory Council in 1968. He faithfully attended meetings for many months just listening to our deliberations and our diligent efforts toward making East Boston a better place in which to live. We have been most fortunate to have Bob Lurcott, Dick Lundgren, Roy Bishop and Bill Yuhas and most recently, Bob Walsh, all of the BRA staff, working cooperatively with us to help us plan our own destiny. Their services have been dedicated and well over and beyond the "call of duty". They have been sensitive and perceptive to the community's needs and desires and have worked hard to implement our proposals.

We therefore feel the services of the Boston Redevelopment Authority in East Boston since 1968 have been invaluable to the planning process, and in many cases the implementation of projects in the "rebirth of East Boston."

Ewith B. D. Ongelis

Edith G. DeAngelis, President EERMPLUAC.

August 3, 1972.



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Binutes of the Meeting of the East Boston Recreation, Master Planning and Land Use Advisory Council hald at the Hold Personer Church 65 Longon Street, East Loston, Mass., on Wednesday, September 22, 1971

The meeting was opened at 7:30 p.m. with Edith DeAngelis presiding.

I. Introduction - (Edith DeAngelis)

Edith summarized the structure of the Council and its current and past activities.

II. Summer Street Elderly Housing

- A. Progress Report (Dick Lundgren)
- 1. The B.R.A. is preparing to receive \$3.1 million from H.U.D. for site acquisition, relocation, planning and demolition in preparation for the construction of 300 units of housing.
- 2. It will be at least two years before the housing is ready for occupancy. The B.R.A. will be treating the Council as the Project Area Committee and working with it on all phases of project design.
- 3. The City has filed an application for \$400,000 to acquire a park around the Kelly parcel. A landscape architect will be working with the Council to prepare a design for the park.
- 4. The B.R.A. would like to work closely with the Council in the preparation of a plan for the rest of the Maverick Square area before proceeding with detailed plans for the elderly housing and park.
- 5. The B.R.A. is prepared to meet with the Council on a bi-weekly basis to review plans for the area.
- B. Discussion of Elderly Housing and Park
 - 1. The elderly committee at the elderly center have talked about the type of units that they want and have decided that they do not want efficiency units, they would prefer one and two bedroom units.
 - 2. The elderly would prefer duplex buildings since they dislike elevators because kids play around in them.
 - 3. The elderly felt that a recreation center open to the entire area would be desirable. It could be used as a club area for sewing, cooking, etc.



- 4. There is a need for a 5 and 10 cent store, ice cream parlor, bakery and a coffee shop since there are now only bars and liquor stores in the area.
- 5. There is a need for moderate income housing for those families that are just getting by, and for leased housing within the community for persons who do not want to live in a project.
- 6. Hany persons are scared to walk on the streets at night in the Maverick Equare area.
- 7. A waterfront park is a poor idea since children will be drowned since the piers are rotten and boards often break. Also, teenagers tend to hang out on the waterfront.
- 8. The children in the Maverick project have little recreation space. The park could be used for recreation facilities for these children, but they need to be supervised. The recreation hall in the project needs to be opened up again for dances.
- 9. A motion was made and passed to let all persons present vote.
- 10. The motion has made and passed to write a letter to the B.H.A. to find out why the recreation hall had been closed. Some felt that it had been closed because the mothers had given up trying to supervise the hall.
- 11. The need for a building for facilities for the disabled was mentioned.
- 12. The recreation courts need to be closed at 10 p.m. or so to prevent the area from becoming a hang out. Tennis courts, concrete game tables, a swimming pool, an outdoor skating rink, a band stand for music and a shuffle board area were recommended. The 1800 site should be acquired for a teen center.
- 13. Kitchens that are larger than those in the projects are needed so that there is enough, room for entertaining and for putting a washer and dryer in the kitchens of immebile persons. A laundry room in the same building would be okay if the price was reasonable.
- 14. It was recommended that the Sumner Marine Works building be converted into a recreation facility.
- 15. An area for fishing is needed along with concessions so that people could buy snacks while in the park.



- 16. There was a discussion of whether the project should be for all elderly and young couples. A poll was taken of the elderly persons present and 15 voted for a mixof elderly and younger persons and 10 voted for completely elderly housing.
- 17. Questions were raised about tenant selection procedures, but none present had any information on the B.H.A. 's procedures. A need for units for persons 45 to 62 years old was mentioned. "
- 18. A BAR-B-Q area was recommended.
- 19. A poll was taken to find out how people found out about tonight's meeting:
 - A. Four read about it in the newspaper;
 - B; Twenty- five heard about it in the flier; and
 - C. Seven read about it in the church bulletin.

III. Boston East

- A. The proposal was described to the group, two 28 floor buildings for moderate income persons, etc.
- B. Discussion of the Proposal .
- 1. Those present were opposed to high rise towers, they felt that 4 or 5 floor buildings were the maximum since there was already a shortage of recreation facilities and crowded roads.
- 2. Several persons present feared that high income persons would take over the neighborhood, land values would increase and low income residents would be forced out.
- 3. Many felt that there was a need to take care of our own first, and that the rich could always find a place to live somewhere else.
- 4. There is a need for better street lighting.
- 5. There is a need for elderly housing with good health and social services so that the elderly can avoid going into a nursing home.



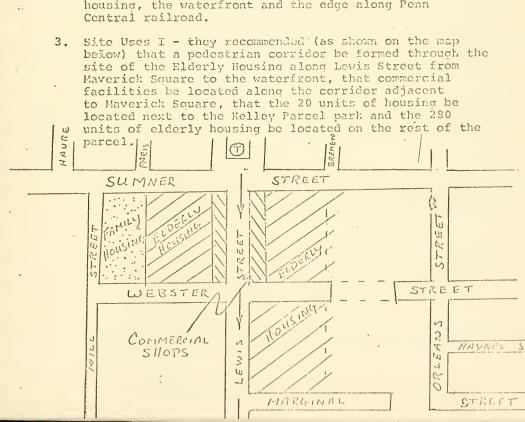
Minutes of the Meeting of the
East Boston Pecrettion, "aster Planning and
Land Use Tavisory Council held at
144 Feridian St., East Losven, Mass.
On Thursday, December 9, 1971

The meeting was opened at 8:15 p.m. with Edith DeAngelis presiding.

Introduction and Agenda - (Edith DeAngelis)

BRA Progress Peport on Maverick Square Elderly Housing - (Dick Lundgren and Bill Uhass)

- A. Dick Lundgren mentioned that appraisals were being made of the parcels and were to be ready by December 15, 1971.
- B. Bill Uhass (Urban Design Department of BRA) presented progress to date on the design for the NDP.
 - They were looking at the major physical, economic, environmental and aesthetic variables that affect development of the site.
 - Project Environs the project must be related to the Kelley Parcel park, Maverick Square, the existing housing, the waterfront and the edge along Penn Central railroad.



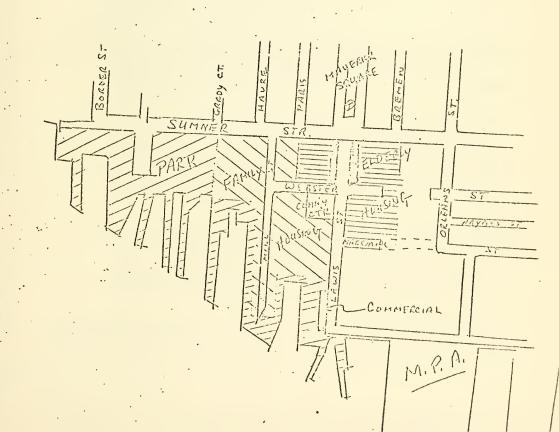


- a. The MBTA has a subsurface easement along Lewis
 Street that is 75 feet wide, whereas the existing
 street is only 50 feet wide. No new buildings
 can be built along this easement.
- b. There is a need for more market information regarding how much commercial space is needed and can be supported in this area.
- c. Members of the Council expressed the opinion that the commercial facilities should be designed to primarily serve residents of the project and a large shopping center should be avoided.
- d. A concern was expressed regarding problems that may arise from parking overflows caused by commuters wanting to park near Maverick Square.
- 4. The BRA and City Historical Commission have examined the existing buildings to determine which ones were of historical or architectural significance, and to decide which buildings might possible be rehabilitated.
 - a. The "L"-shaped building on the corner of Lewis and Summer Streets was built in the 1840's, is structurally sound and is interesting architecturally. The first floor is currently designed for commercial space and the second floor for apartments. Since it would be difficult for elderly persons to walk up the stairs, it was recommended that the second floor be developed into 12 to 15 units of family housing under some moderate to low income housing program.
 - b. The warehouse on the northeast corner of Mill and Webster Streets is structurally sound and could be converted into housing. It is one and five stories high.
 - c. The "L"-shaped Ginsberg building on the northwest corner of Mill and Webster Streets is 2 1/2 stories high and might be converted into housing. The wall along Webster Street currently buldges and the loft areas will be expensive to rehabilitate.
- 5. Very little information exists regarding soil conditions on the site. The only borings on record were done by the MBTA in 1901 and do not contain blow counts. The BPA will do some borings if there is enough money in their budget.
- 6. A need for economic feasibility surveys for specific commercial ventures and for wider input into the site plan were expressed.
 - a. Stop and Shop did a market survey of East Boston last year and they are currently looking for a site in East Boston on which to build a larger



store.

- b. Martino's market could be expanded to serve the new residents.
- c. There is a need to have a consultant such as ABT Associates or Gladsonte to look at existing commercial space and make recommendations for further commercial development.
- a. Leonard Pose reported that the CDC was compiling a complete directory of existing businesses.
- 7. Site Uses in Phase II NDP it was proposed (as shown in the map below) that a green belt be left around the waterfront, family housing for mixed income families be built on the rest of the site and a community center area be located at the southwest corner of Lewis and Webster Streets. The community center could be funded by 703 neighborhood facility monies, but the BRA needed more input from the Council before proceeding with this proposal.



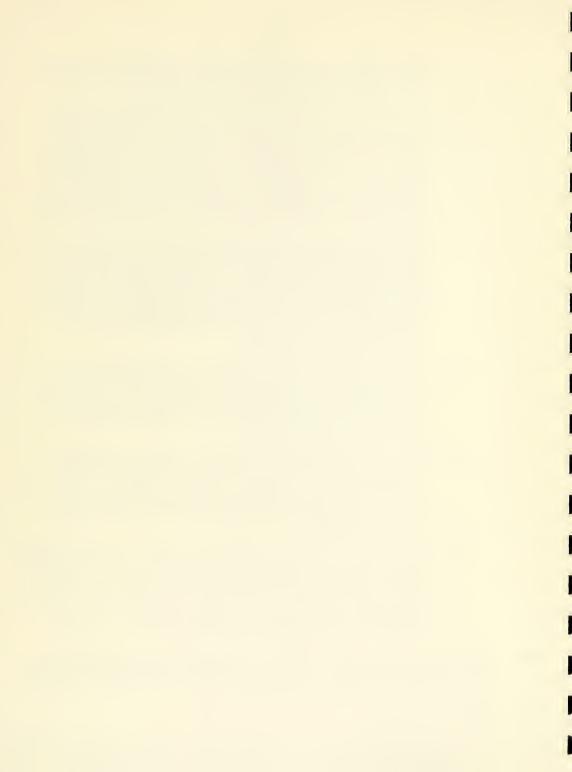


The total area of the site is 17.5 acres; 9.0 acres to be used for 300 units of elderly housing and 8.5 acres for mixed income family housing.

- 8. A concern was raised about the possibility of the MPA purchasing the Holiday Inn site before the city could acquire it for HDP. Leonard Bose mentioned that the CDC might option the parcel. The Council decided to call a meeting with Governor Sargent and other local, state and city officials to make it clear that we wanted to develop the Holiday Inn site as Phase II of the NDP and that he should not permit the MPA to acquire the site.
- 9. The water's edge should be used for fishing, a walkway, a theatre, ice skating, year round outdoor activities, a restaurant, a McDonalds, a marina, a ferry and a swimming hole. It was mentioned that more engineering information was needed regarding the conditions of the piers, and that sources of funds to improve the piers should be investigated so that the improvements are not financed out of the mortgage for the housing.
- 10. It was recommended that traffic be encouraged to flow into the NDP only along Bremen and Mill Streets. The streets could be one-way during certain hours to regulate rush hour traffic. Traffic should be diverted around Maverick Square without Mavre Street becoming a major arterial.
- 11. It was recommended that family housing adjacent to the park be for single family, row houses, and that condominiums be located on the site South, of the elderly housing. Cooperatives were discussed briefly and it was mentioned that they were too much like rental housing to make people feel that they owned their apartments.
- 12. The elderly will be making a bus tour of other elderly developments in Boston on December 28, 1971. Council members felt that two to four buses would be needed. The next meeting of the Council to discuss the Maverick Square NDP was scheduled with the Waterfront Committee of the CDC on Tuesday, December 30, 1971 at 144 Meridian Street at 7:30 p.m.
- III. Waterfront Development Andy Filoso has some ideas that he had been working on in regards to waterfront development. Due to the shortage of time it was moved that his presentation be postponed until the next meeting.

IV. Shore Plaza East

A. Mary Ellen Welch made the motion that "East Boston can not support the Shore Plaza East proposal of 451 dwelling units because this is too dense for the weighborhood."

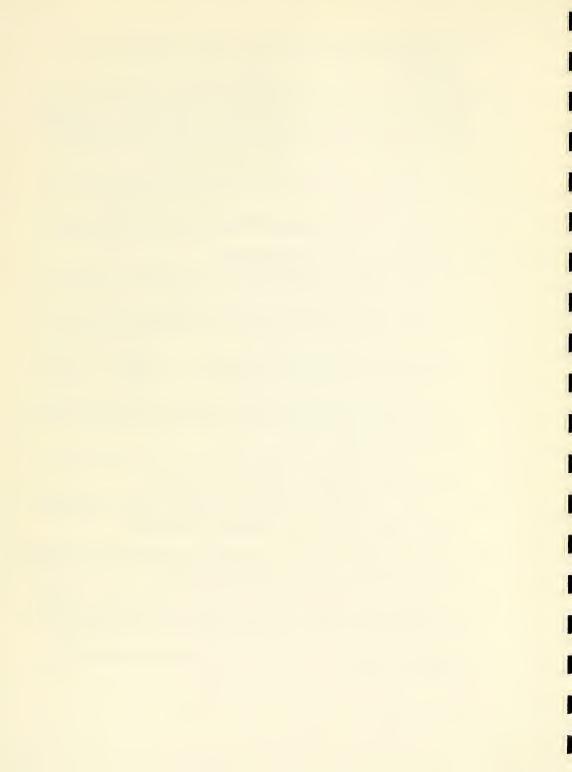


- B. It was motioned, but never senconded, that there be no discussion of this motion die to the lateness of the hour.
- C. Objections were raised about the Council's voting on this important matter without throughly discussing the motion without advertising in the papers, with only a few members of the Council being notified of the meeting, and without this meeting being called for the purpose of reaching a decision on the Shore Plaza East proposal.
- D. An objection was raised about Martin Coughlin's right to vote by proxy that was overruled by the Chairman.
- E. A vote was taken on the motion and it passed with six favorable votes, no negative votes and two abstentions.

V. The following letters were authorized:

- A. To William White of MHFA stating the Council's support of Dan Rossano's Border Street development.
- B. To William White thanking him for attending a meeting with the Council and supporting the Marginal Street project.
- C. To Paul Lombardo asking for a meeting with him to discuss the proposal to build a gas station, car wash and office building at Liberty Plaza on December 30, 1971
- D. To Schator Umana thanking him for working for additional recreational facilities in East Boston and requesting that he work with the Council in selecting a site for the new MDC facility.
- E. To Allen Lupo thanking him for all that he has done for East Boston through the Reporters Program.
- F. To John L. Thompson, Chairman of the MPA Board, objecting to the hypocracy of recent advertisements that asked for local support of noise abatement legislation.
- G. To Jim Bradley, President of Parents and Teachers Who Care, asking to hear from them regarding their deliberations on the location for a new elementary school.
- H. To Robert Vey of the Public Facilities Department, asking for a progress report on their study for the need of a new elementary school and recomendations for its location.
- To Frank Kennedy thanking him for donating games to the elderly centers.

The meeting was adjourned at 11:15 p.m.



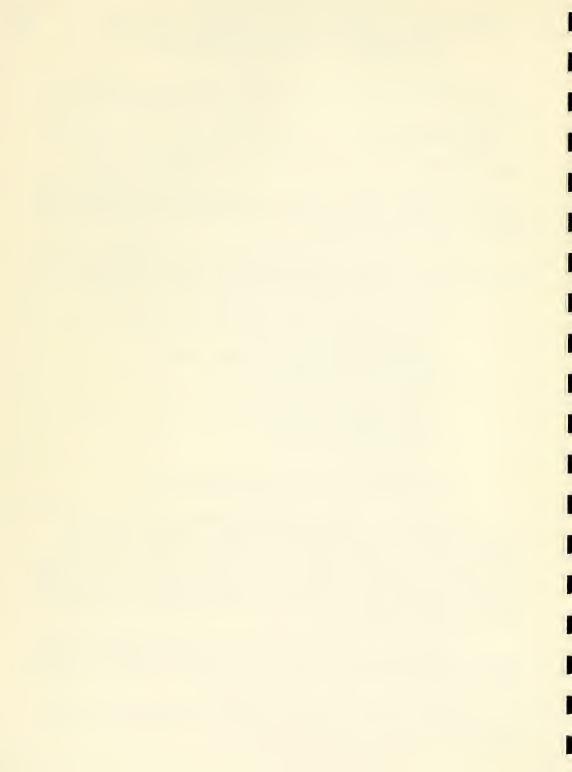
East Boston | Proation, Master Planning . d Land-Use
| Admisory Council hold at ...

144 Peridian Street, Past Pesten, Mass., on Thursday, November 4, 1971

The meeting was opened at 7:15 p.m. with Edith DeAngelis presiding.

I. BPA Progress Peport - (Dick Lundgren)

- A. Visual Survey & Relation of Waterfront to Maverick Neighborhood
- 1. Two BPA architects did a community and site analysis for the Maverick Square area as part of developing a kite for Elderly Housing. The complete analysis was done in order to come up with concrete plans in the future.
- . 2. Bill Uhass and Bob Sala explained the methodoly of the maps that they prepared. The study was done from their point of view and shows the NDP relates to the East Boston community.
 - 3. The following maps were displayed and explained:
 - a. Neighborhood grid patterns and conflicts, and pier forms
 - b. special areas of interest and impact
 - c. community structure
 - d. waterfront accessibility
 - (1) community activities
 - (2) pedestrian access
 - (3) visual connection
 - (4) vehicular access
 - e. organization
 - f. waterfront awareness and integration
 - g. vehicular circulation and traffic pattern
- 4. The Council resolved that the waterfront is the only place for development and it should be utilized. If this becomes a reality, Meridian Street would not be able to take the load of future traffic. A study should be instituted to see what Shore Plaza, the new Barnes Middle School and Boston East will do to the circulation of traffic. This must be considered in the waterfront planning. BPA cannot do this and is chiefly geared to the Elderly Housing Development but will react to the information from the study to plan appropriatly.
- 5. Because of one reason or another the view of the water-front is not visible to the community. Position Deston is in realistic perseption but the view of the waterfront should be opened so that the community has some relation to it.
- 6. The Council was pleased with the arount of work the RPA had done since the last recting. The RPA will proceed to produce alternative three dimensional designs.



II. Conservation Cormission - ("ike Boniff) .

A. It was explained that the commission has 5 Commissioners and, staff persons. His main interest was in park lands. Pederal funds are available that would cut the city's share in half.

III. Chairman's Peport - (Edith DeAngelis)

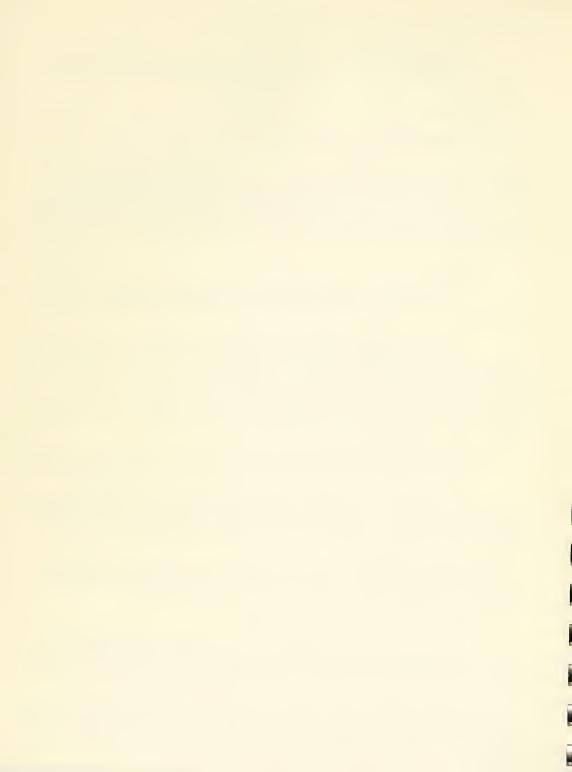
- A. First Pealty a precedent was set with First Pealty. Escron fund extension to December for consultant.
- B. Boston East because of the November 1st deadline for ABT report, Edith Deingelis asked for a simultaneous release of the report. Robert Charles Associates were to contact ABT on November 2nd, the report was completed supposedly sent by taxi. Our request for simultaneous release of all studies were ignored. Pesolved: a letter to be sent to Pobert Charles Associates stating the Council's displeasure.

C. MHFA -

- 1. Edith read letter refusing to fund the Marginal Street Housing -- Resolved: a letter to be sent to Thomas Atkins to pressure MHFA.
- 2. Dick Lundgren asked what was the Council's position on Infill Housing. Edith then stated purpose of Advisory Council. The research and ground work is done. Then proposals are brought before neighborhood groups for discussion and vote. Since the Infill Housing was a neighborhood issue before the Pecreation, Master Planning and Land Use Committees merged, the Council let the neighborhood decision stand. In addition, it was a political campaign issue and the Council decided not to take a position.
- D. Mass. Turnpike Authority The Authority refused to cooperate with community groups. PTA compromises were considered ridicluous.
- 2. There was a brief discussion of using the billboards entering and leaving the tunnel to broadcast the NTA's unfairness. A cost of \$300 per month put a damper on this suggestion. The only hope was that perhaps White and Nicks might have some rental time left on their billboards.
- E. Public Relations Mr. McManus, of the Christian Science Monitor called Edith in relation to the MPA and the reclaiming of land that has been taken from the East Boston people.

F. MDC - Edith has a meeting with:

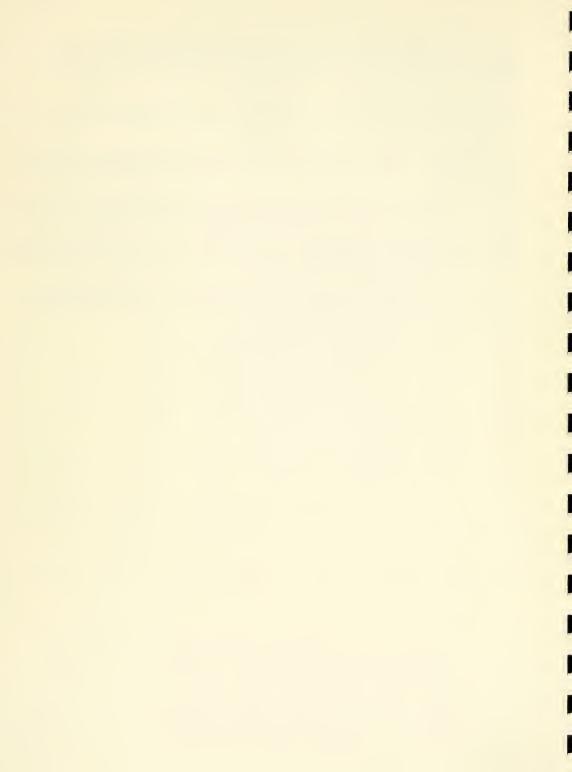
- 1. John Phillips regarding use and plans for Constitution Beach. The state representatives and Senator are to be present. Senator Urana has been working diligently to have the beach renewed and was in the process of getting an outdoor pool for the area.
- 2. Since it was not doing to be an indeed-outdoor pool it was thought that the roney should be used to purify the beach giving a greater scope of useage to the whole community. If a pool is the only answer, then we wish an indeed-outdoor pool on the Gressman property.



- 3. A committee was set up to talk to commissioner Sears concerning securing the Grosemen land. This committee consists of Martin Coughlin, Edith DeAngelis, Livia DiPietro and Mary Pllen Welch.
- G. Paris Street Pool Edith took a tour of Paris Street pool and stated the progress. It should be totally enclosed before the snow.
- H. Urban Beautification has started at Paris Street, Brophy and McLean Park. Edith then cited the improvements and expenditures in East Boston.
- I. The plans for Scuza and Noves Park were displayed. One more meeting will be needed to finalize plans for Noves Park.
- IV. The next meeting will be a joint reeting with the C.D.C. water-front committee and legislative committee on Monday, Movember 8, 1971 at 8 p.m. at 144 Meridian Street.

A meeting will be held regarding Possano's Marginal Street proposal on Tuesday, November 9, at 7:30 p.n. at the Trinity House.

The meeting was adjourned at 9930 p.m.



minutes of a secting of the rest rost recreation,

Master Planning, Land Use Advisory Council

HELD AT: 65 London Street, East Boston, Mass.

Tuesday, October 19, 1971

OH:

The meeting was opened at 7:45 p.m with Joseph Diguardi presiding.

- Report on Sumner Street Elderly Housing (Dick Lundgren)
 - Redevelopment Schedule (assuming that there are no delays).
 - All parcels will be appraised to determine their value and the results will be submitted to HUD for approval. The appraisals will take two months (Oct. to Dec. 1971) and HUD approval will take about one month (Jan. 1972).
 - 2. The BRA will then approach owners of the parcels with an offer to purchase the parcels at their appraised values. This will take about two months (Feb. and March 1972).
 - The BRA will issue an order of taking for those 3. parcels whose owners reject the initial offer. These orders will be filed in the end of March 1971.
 - 4. The BRA will then relocate the businesses that are in the project area. Relocation payments are included in the project budget and the process will take approximately four months (until July 1972).
 - 5. The BRA will have buildings on the site demolished (August and Sept. 1972).
 - The BRA, BHA and PAC will write a developer's kit 6. which specifies what kind of housing is desired. It is expected that this will be completed in January or February 1972.
 - The BRA will advertise for developers to design 7. and build the elderly housing. This will probably occur in March 1972.
 - 8. The BRA then selects the developer and final design of the building.
 - The PAC works with the developer's architect in 9. formulating final design of the elderly housing. This will probably take four months (May to August 1972).
 - 10. The BRA will make a survey of existing utilities and complete a plan for new streets and utilities by August 1972.



- 11. If all goes as scheduled, construction may strat between October of 1972 and May of 1973.
- B. Potential Froblems or sources of delays
 - Since the elderly housing is related to the rest of the NDP it is necessary to simultaneously develop plans for the entire area.
 - Relocation can take a long period of time, it has been known to take up to fourteen months.
 - 3. It may be difficult to get developers interested in the project because of the severe cost limitations that exist in the elderly housing program itself.
 - 4. Tenant selection may become a sensitive issue since tenants will come from the BHA list (80 to 90% of the tenants usually come from the abutting neighborhoods), and persons already in public housing will receive lowest priority in transferring into the completed project.

II. Project Area Committee - (Phil Giffee)

- A. He found that most other meighborhoods in Boston had obtained a written memo of understanding from the BPA in order to insure that there were no future misunderstandings over the review powers that the PAC's had over the project.
- B. Phil felt that the South End Project Area Committee (SEPAC) was a good example. SEPAC has the power to: (1) review all agenda items before they were presented to the BPA Board, (2) review and approve all plans and their implementation; and (3) approve or reject all developers and/or sponsors within 21 days after they submitted a proposal. SEPAC was formed in a crisis situation where the BRA had started to implement a plan that had been completed without any community participation and demolition of housing was occurring much faster than new construction. The SEPAC was elected at a community-wide election at which over 12% of the registered voters cast ballots.
- C. Fred Salvucci said that the East Boston situation was quite different from the South End because there was no real threat of housing demolition and most of the land was already vacant. He felt that the NDP was unlikely to be extended without strong community support and that a larger representation of the elderly were needed at planning meetings before a good design could be developed.
- D. A sub-committee was formed to draft a proposed memo of understanding between the BRA and DERMPLUAC. The sub-committee consists of Phil Giffee, Rose Barwne, Mary Ellen Welch, Joe DioGuardi and Anna DeFronzo.



- E. The BPA was going to investigate alternative ways of exploring designs for the MDP and present these to the next meeting of the Council.
- F. A need to visit other elderly housing developments and talk to the tenants about the project was expressed.
- G. The next meeting will be scheduled early in November and could be a joint meeting with the waterfront committee of the C.D.C. to discuss: (1) the proposed Memo of Understanding and (2) the BRA report on alternative methods for designing the NDP.

The meeting adjourned at 9:15 p.m.



244 Meridian Street, Fast Foston, Mass., on Thursday, October 14, 1971 米

The meeting was opened at 7:45 p.m. with Edith Pernaelis presiding.

- I. Progress on Developments (Dan Possano)
 - A. Marginal Street Pehabilitation
 - 1. MHFA is still refusing to fund the project. He could complete construction in four months if he had the financing. He would finance the building conventionally if he had a leased housing committeent, except private mortgages are of too short a term to make the project feasible.
 - 2. The motion was raised and passed unamiously that the Council would support the project in whatever manner is necessary. It was recommended that we get 35 to 40 people to offer to rent the completed apartments and present these letters to officials at MIPA who claim that no one would live in that area. (See attachment) A letter was drafted and approved for mailing to MIPA.
 - B. Border Street Flderly Apartments
 - 1. Before MHFA gives final approval on the project they are requiring more detailed take development plans and letters of community support. Mr. Possano therefore requested that the Council hold an open reeting in the Tagle Hill neighborhood to see if the community supports the project.
 - 2. A brief description of the plans was given.
 - 3. The motion was made and unamiously passed that the Council hold an open meeting to discuss this proposal at the Trinity House on November 9, 1971.
 - . 4. A member asked Mr. Possano what the capacity of the soil was on the First Pealty site. Mr. Possano (based on his experience at 401 Border Street and at Boston Tug Poat) believed that the hard clay in the area could support buildings of up to five floors.
- II. First Pealty Progress Peport (Edith PeAngelis)
 - A. The First Realty negotiations corrittee has almost completed the negotiations for a model lease and grievance procedure for Shore Plaza East.
 - B. PAPD Team has presented the new design, but are having problems getting good cost estimates. The committee was pleased with the alternative design.
- III. Drug Action Council (Edith PcAngelis)
 - A. The Drug Action Council has requested that the Pecreation, Master Planning and Land Use Council hold an open meeting



- in Dayle Hill to present their activities to their new neighbors.
- B. The Council decided to hold a meeting at the Trinity House on November 16, 1971 for this purpose.

IV. Summer Street Park - (Phil Giffee)

- A. The C.D.C. does not have money to develop the Kelley parcel that it purchased for park land. The C.D.C. will be examining all alternative plans that grow out of the ideas suggested at the Council's meetings.
- B. A public marina, like the one on the Charles Piver, was suggested, but most of the Council members felt that Tringal's would be a better location for a marina because of the sheltered cove.
- C. A need to hire an engineer to study the useability of the existing piers and edge treatments what would be needed was expressed.
- D. The Council felt that there was a need for a beach area or salt water pool on the proposed site. They felt that children from the area would go swimming anyway, and that it would be a lot safer if provisions were made for swimming. It was suggested that a recreation or urban waterfront consultant be hired to generate ideas about what kinds of uses were possible on the waterfront.

V. Soil Conservation Service - (Edith DeAngelis)

- A. The Council approved a letter to the Conservation Service requesting that it conduct a soil survey of East Boston.
- B. The Conservation Service has no jurisdiction in Suffolk County, but may be helpful in finding some agency that may be able to conduct such a survey.

VI. University of Mass. - (Edith DeAngelis)

The Council approved a letter to a planning professor requesting that they conduct a planning study of East Boston and draft a Master Plan.

VII. Summer Street Elderly Housing (MDP) - (Dick Lundaren)

- N. He felt that there was a need to describe the MDP timetable at the next open recting, on Tuesday, October 19, 1971.
- B. In order to protect the Council in case there is a change in administration, a written memo of understanding should be drafted between the BPA Board and the Council, which will be serving as the Project Area Committee.
- C. The BPA felt that there was a need for the Council to expand its rerbership for the NPP and to include the CDC.



- D. There are funds available as part of the HUD grant to reirburge the Council for expenses they incurr in relation to the HUP.
 - ,E. The DRA is going to be producing three dimensional models of alternative designs so that the Council will have something tangible to work with when talking about alternative designs.
 - F. The desirability and feasibility to establishing passenger ferry service from East Boston to Downtown Eoston was discussed.

The meeting adjourned at approximately 10:30 p.m.

TAST COSTON TREE PRESS BOSTON, MASS. WEDLY 12,500

APR 3 0 1970

New Enguard Newschip

BRA Officials To Discuss Local Sr. Housing At Meeting Next Tuesday

The East Boston Locan Civic League Senior Citizens committee parlicipate in a meeting to be held next Tuesday evening at 7:31 p.m., in the Central Square Center.

Jim Manganello, co-chairman of the league's executive board, stated that the BRA efficials will be present to explain and discuss the proposed Senior Housing de-velopment for Maverick Square.

Senior residents will be advised of their status insofar as being able to obtain facilities and will also be able to give their opinion of the development.

FAST BOSTON FREE PRESS BOSTON, LINSS WEEDLY 12,500

MAR 19 1970

New England Newsclin

BRA Elderly Home Meeting In New City Hall

A public meeting will be beld A public meeting will be beld at 2:50 today in the office of the B.R.A. on the 8th floor of Boston City Itali. (3 26 0)
Under discussion will be the proposed home for the elderly to be erected in the Maverick

Equar area.

If the plan is accepted by the East Boston public the hullding is expected to be completed by the year 1973.

Among the local organization to attend the meeting will be the Logal Civic League and the APAC.

Representatives of the Logan Civic League stated that they will approve of the plan only if the elderly of East Buston are given preference to occupy the apartments.



HERALD TRAVELER
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SEP 30 1970 New England Newsclip

E. Boston Housing Is Problem

By ROBERT F. HANNAN

The City Council's unanimous approval of a \$4.6 million public housing development for the elderly near Maverick square. East Boaton, raised a problem last night.

Port authority, shipping and longthoremen's groups fear that placement of the facility blocking off Lewis street will hinder truck access to a 23-acre dockside development planned for a containerization depot.

Port Director Edward J. King said last night he and four others who asked relief in a telegram last weekend will meet soon with Mayor White.

Shipping Interests are not opposed to the housing for 250 elderly and 20 familytype units, King said. They proposed the city, BRA and Boston Housing Authority, all involved, shift the project a short distance westward to leave the Lewis brred access free to the waterfront.

Deputy BRA Director James Dreught sald the mayor's plan adopted in Council will permit no such shift. Any change in design or acquisition of different tracts would require a new order and take a minimum of six menths for passage, likely shooting the cost over \$5 million, he said.

East Boston neighborhood groups favored passage as is, fearing a change would add delay. Drought said the plan stems back to the time of former BRA administrator Edward J. Loque.

The Council, after four hearings since June 80, passed the order in the precise form recommended by Mayer White. He is not expected to veto such a plan now, whatever Port Authority, efficials plead.

But mayoral aide Barney Frank expressed confidence that both housing and shipping interests' goals could be worked cut within the Council resolution framework now sent to White for signing.

The mayor has stressed housing has priority in the area, but if suitable access to the port development can be achieved, it will be implemented. Which agencies hear cost of access roots must also be settled. One plan is for extending Bremen street slongside the housing de-

velopment. Another plan calls for a direct link over railroad yards to Route C-1, the Expressway.

White last week summarily rejected a plea for moving the housing project because it might to in the pain of a future third tunnel under Boston Harbor. He wrote Turnpile Authority Chairman John T. Driscolli.

"Certainly In my list of provides, low Income elderly housing is fur aboad of any vehicular tunnel and I do not intend to loid up plans for an elderly housing project lecause of the speculative possibility that It might interfere with a tunnel."

Council Urban Renewal Chairman Louise Day Hicks said that not until the third of four public hearings did the Port Authority prepose an alternate housing site pfan, she said the proposal involved costly pilings over water unacceptable to the BRA as a "spot urban renewal" project,

She said she would welcome any plan to accommodate housing and port development on the land tract approved.



MAR 2 1970

England Newsclip

New Housing Units for East Doston

Director John D. Warner announced on February 19, that the Boston Redevelopment Anthority (BRA) Board voted to construct 280 units of housing for the elderly in East Boston as part of a "spot"

m East Hoston as part of a "spot" inban renewal project.

Mayor kevin H. White said he will urge the Boston City Council to approve the renewal project.

"This housing will help meet an urgent need for decent homes at co-sonable cost for the cldedy," Director Warmer said. "Recent meetings with Fast Boston efficients meetings with East Boston citizens have shown that a large majority of the community supports this development-in fact, the community has been the primary force pushing for this housing. We are also hopeful that the U.S. Department of Housing and Urban Development will provide funds for the develop-ment,"

Director Warner said that the proposal was worked out in cooperation with the East Boston Office of Public Service and the Boston Housing Authority (BHA).

He estimated that construction of The 280 units of housing for the elderly plus a possible 20 more units of Lumily Lousing would cost \$1.6 million. Most of this would be paid by the federal government and the BILA, while the Commonwealth of Massachusetts might contribute au estimated \$13,000.

The housing will be constructed on a nine-acre site next to Maverick square, near the new Boston 1800 Restaurant. The area is bounded by Sumner, Bremen, Lewis, and Webster streets and is currently occupied by parking lots, nine sub-standard industrial and commercial buildings, and one substandard residential building.

A public meeting will be held on March 19 at 2.30 p.st. to allow the romainty to present its views on the proposed "spot" urban renewal project. The meeting will be located at the BRV's office on the minth floor of Gty Hall, and residents or representatives of residents will be given preference to speak.

EAST DOSTON FRIT PRISS BOSTON, MASS. WILLIAY 12,500

APR 3 0 1970

New Russind

BRA Official To Speak Teday At E.B. Chamber of Commerce Meeting

The East Boston Chamber of Commerce will hold a meet-ing today at Lombardo's Hall, Central Square at 12:15 P. M. Central Square at 12:15 P. M. Joseph Sanchez, President, invited Charles Speleates, assistant to director of DRA Residential Development. He will streak on the housing for the clederly which is scheduled to be located on Lewis street.

be located on Lewis street.

The BRA has approved this project of 300 units-200 single and 20 family units. 25

Business firms of the area are opposed to closing Lewis and Websiets and urge that this project he build elsethat this project be build else-

They also state that only a icw senior citizens would be able to obtain units here and others would come from out of

> CAST DOSTON FREE TRESS BOSTON, MASS. WEEKLY 12,500

JUL 9 1970

New England Newsclip

Senior Citizen Tomonic

В

The Senior Citizens Committee of the East Boston Logan Civic League will conduct a meeting for the senior residents of East Bos ton lonight at 7:30 at the Central equare center.

City Councillor Louise Day Hicks, who heads the Urban Af-fairs Committee of the Boston City Council, will be present. Other city councillors are expected to be in attendance.

Topic of the meeting will be Topic of the meeting will be the proposed IRA Lourney project for the clderly to be placed in East Boston.

All senior recidents of East Poston are invited to attend this

very important meeting.

BAY STATE BANNER BOCTON, MASS. WELKLY 15,000

NOV 1 2 1970

New England Newselin

Mission used

center 35

The Roxbury-Orchester Area Planning Action Council (APAC) has signed a lease to use the former Blessed Sacrament Mission at 60 Vernon st in the Campus High School renewal area as a community service center.

as a community service center.

The Boston Redevelopment Authority (BDA) is making the building available for one dollar a

year.
The APAC, whose central office is at 2249 Washington st. has moved its Headstart Program to 60 Vernon st. It also plans to provide needed community services to Campus High School uncaited funts.

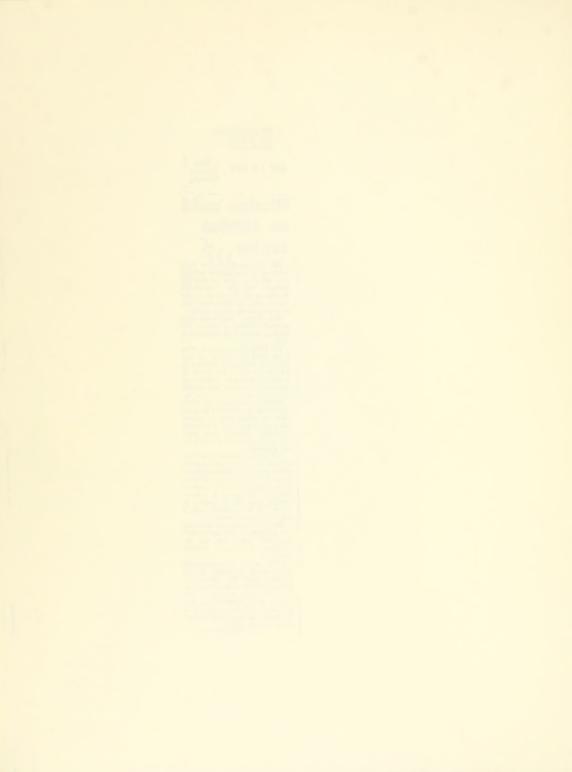
The move will enable the APAC to operate its Headstert Program more efficiently and to expand other activities as well. Most of the Headstart activities have been housed in temporary quarters for the past year.

The past year.

The agency's youthprogram will operate from the new location. Other community action programs currently located in the Campus High School area or other parts of Rozbury, or awaiting federal funding, may also be invited to share the space, along with a nearby day care center.

The APAC is expected to occupy the building for two years, until the BRA needs the site for Campus High School renewal activities.

BRA and Massachusetts Department of Public Works (DPW) staff for Southwest Corridor and Inner Belt relocation activities were housed at 60 Vernon st. for several years. The relocation staff has moved to a DPW-owned building at 290 South st, in Janagra Plain.



EAY STATE BANNER BOSTON, MASS. WEEKLY 16,000

NOV 1 2 1970

New England Newsclip

Mission used

The Roxbury-Dorchester Area

The Roxbury-Dorchester Area Planning Action Council (APAC) has signed a lease to use the former Blessed Sacrament Mission at 60 Vernon st. in the Campus High School renewal area as a community service center.

The Boston Redevelopment Authority (BRA) is making the building available for one dollar a

year

The APAC, whose central office is at 2249 Washington st. has moved its Headstart Program to 60 Vernon st. It also plans to provide needed community services to Campus High School area residents.

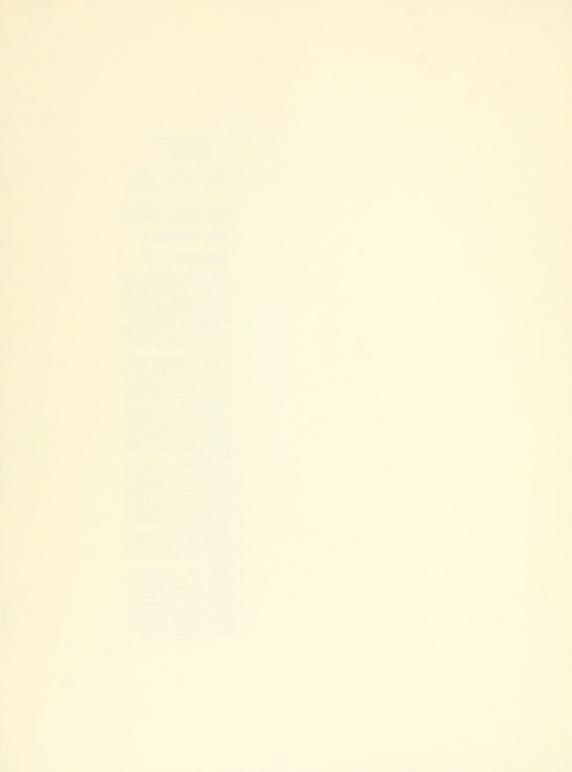
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DPW owned building at 290 South
st. in Jamagra Plain.



r .xY - Kallore



New elderly housing planned

By Lorraine Karcz

An vacant lot that children have been skating on this winter in the Fenway Urban Renewal Area should be home for Jou elderly people in less than two years.

The land, bounded by Norway and Burbank streets, and Edgerly road, will be the site on an L-shaped apartment building for senior citizens. sponsored by the Episcopal City Mission.

Reverend Gilbert Avery, Executive Director of the Mission addressed a group of elders at the Beaten Canter for Older Americans on Huntington avenue recently to describe architectural features of the building and to learn from the senior citizens what type of dining facilities they would like in the building.

The Episcopal City Mission, Avery told the group, is an or-

ganization that was started in urban renewal plan as bousing 1842 with the purpose of meeting human needs in an urban society. The Mission currently runs a residence for older women, Morville House, on the corner of Clarendon and Markborough Streets.

To meet the severe problem of a shortage of good, low-rett housing for the elderly, the Mission considered revamping Morville House, Avery told the group. But since this residence is small (42 rooms). Avery said that the Mission went to the **Docton_Redevelopment Author** ity in search of a site where a larger building for the elderly could be constructed. The Norway st. site was indicated as available by the BRA.

In January, 1967, the Episcopal City Mission applied to the BRA to be a sponsor for a build- ing on the site, which Avery said had been designated in the

for the elderly.

In January, 1968, the Episco pal City Mission was designated as the tentative developer of the site.

Avery announced at the ·BCOA meeting that a federal loan which the Mission had applied for under the 236 Program had been granted. He said that low rentals in the building would be possible because the interest rate on the loan is only one per cent.

The building, in the shape of an L. with a small park in front. will 99 efficiency apartments and 50 one-bedroom units.

Rents, which Avery warned could easily be higher than projected when the building is completed, will probably be

> Elderly Housing (Continued on Page 16)



BACK BAY LEGGER FROM LINE, MASS. WEEKLY 10,000 -

MAR 18 1071

New Ungland Newselip

Elderly kousing

Continued from Page One)

\$100 for the efficiency units and \$135 to \$140 for the one-bedroom apartments.

It will be mandatory that the one-bedroom apartments be rented by couples, such as husband or wife, mother and daughter, Avery told the senior citizens.

Many of the apartments will be able to be subsidized under a rent subsidy program which pays the tenant for any amount in his rent bill that exceeds twenty-five per cent of his income.

Avery said that negotiations with a contractor are currently in progress, and that he anticipates that the building will be started by September, 1971, and completed 12 to 15 months thereafter.

While completed, detailed designs have not yet come off the drawing boards of the architect, the Architects Collaborative of Cambridge, Avery was able to show the seniors tentative plans.

He stressed that the Mission had consulted extensively with senior citizens and had taken

trips to elderly housing projects in other towns and cities in an effort to make the building as compatible as possible with elderly citizens' needs.

There will be commercial space on the ground floor which Avery said "hopefully will be put to some use that will be good for the residents in the building."

The building will have a number of common rooms, including a library, and probably some sort of dining facility, said the minister.

He asked how many of the edlerly citizens attending the meeting would use dining facilities. They indicated that they would like to have the option of using common dining facilities.

Avery indicated that the Mission is considering providing meals on a basis similar to the system used in the elderly housing at 1000 the Southern Artery in North Quincy. There, he said, three meals a week are served.

Other special features planned for the building are the equipping of several apartments with conveniences for handicapped persons, including non-skid surfaces in bath tubs, railings, electric sockets that are easily reached.

Avery indicated that windows will be low enough enough to accomodate seated persons who like to look out of the window, a feature which the group of senior citizens eagerly endorsed.

The group attending the meeting asked it a waiting list for residents had been started and whether people living in the neighborhood would be given first priority to move in. Although a formal waiting list had not been established, said Avery, interested parties, who do not necessarily have to hive in the immediate area, are encouraged to submit their names and indicate their interest to the Mission.

BACK BAY LEDGER-BEACON HILL THIES BROOKLINE, MASS. W. 8,500

MAY 13 1971

Nev England Newsclip

(Slide show preps for Fenway tour

Thomas Deely of the Boston Project, and the Fenway area Redevelopment Authority will speak on "Know Your Fen- \$2.25, and checks or money way, at the monthly meeting orders should be made payable of the Fenway Civic Assecia- to the Fenway Civic Association, Thursday, May 27, at 7:30 tion Inc. They should be mailed p.m., at the Seventh Day Ad- to M.E. Crawford, 53 Queensventist Temple, 105 Jersey St. bury St., Boston 02215.

illustrated with slides, will in- from the Fenway entrance of troduce the Association's bus the Museum of Fine Arts at 1: trip on June 5, touring Govern- 30 p.m., and return at approximent Center, the Park Plazu mately 4 p.m.

Tickets for the bus trip are

The subject, which will be The Greyline bus will leave



DACK BAY LEDGER-DENOON HILL TIMES BROCKLINE, MASS. \$7. 3,500

DEC 18 1971

. England Newschil

Task groups tackle problems of Fenway

By Irene V. Gillis

Three separate Task Forces of the Fenway Interagency group began meeting this week to tackle the problems of crime, housing and

health in the community.

Fritz Crumb heads the Task Force on Crime and met yesterday (Dec. 15) with his committee at the Boston *Center for Older Americans, 236 Huntington Avenue. During the meeting, cameramen from WHDH-TV were taping a "Profile of the Fenway". concentrating on the erime problem, to be aired on Channel 5's Weekends Here, shown on Saturday evenings from 6 to 7 p.m.

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The new Fenway umbrella agency now has 63 members who represent 40 separate civic, social, educational and religious groups and metitutions. A commuttee including Linda Beane of the Fenway Health Center; Loretta Cedrone, Baston University Medical Center; and Lorraine Karz. BCOA: is planning to publish a weekly calendar of Fenway community events in this newspaper, to

begin soon. The Interagency Task Force on Housing led by Sister Rosario Salerno will meet at noon today (Dec. 16) at the Feliway Center, 63 St. Stephons St. Volunteers include Randy Fadom. Court Tenants Association; Robert Case. Fenway Center for Campus Ministry: Carl Olliver Bosten Redevelopment Authority and Charles Teague. Other area residents are walcome to participate.

Linda Beane, a graduate of Northeastern University's School of Nursing, head the Task Force on Health, She is working with George Chandler. BBHRO (Boston Brookline Health Resources Organization); Ann Summers, St. Clement's Parish; Carol Karps, Bridge Over Troubled Waters and Joan Goldsberry. Visiting Nurse Association.

A fourth Task Force group was suggested at the last meeting by Dan Healy of the Mayor's office of cultural events. To be called the Task Force on Cultural Enrichment its members include Rev. Thomas Mickey and Ann Summers, St. Clement's; and Karen Fischer.

The Task Force committees will give progress reports at the next Interagency meeting scheduled for Thursday noon, January 6, at the

Fenway Center.



May 10, 1988 Mr. Donald F. Manchee President, Doard of Directors Doston Contre for Older Americans 162 Muntington Avenue Hoston, Hassachusetts 02115 Dear Mr. Unnchec: With reference to your letter of May 9, I understand a meeting between our staff and BCCA subcommittee on housing has been scheduled for next Macsday, May 14, at 3:30 p.m. At that meeting I hope we will have the opportunity to review again the subject of heating for the elderly in the Fermay Project. Sincerely, Mace Hanniger Ferway Project Director Et7/emb



The 1005 OM ENTRE for Ider mericans, N. Inc.

Administrator: F. 12 (rumb President: Florence Archibold

TELEPHONE (617): 262-6350
236 A HUNTINGTON AVENUE, BOSTON, MASSACHUSETTS 02115

"To loose thy youth in years, And gain the silver livery of advanced age."

75 ONE OF THE RIGHTS OF ONA.

June 9, 1970

Mr. John D. Warner Director Boston Redevelopment Authority City Hall Room 900 Boston, Massachusetts 02201 RECEIVED

BOSTOM RECEIVELORMENT AUTHORITY OFFICE OF THE DIRECTOR

Dear Mr. Warner:

Thank you very much for your letter of June 5th. The spelling out of details will be most helpful.

I cartainly can empathize with your dependency of the federal economy. Your agency is not alone.

Sincerely yours,

F. W. Crumb

Administration Director

FWC/db



Booton Redevelopment Authority

John D. Warner - Director

City Hall Room 500, 1 City Hall Square

Room 500, 1 City Hall Square Boston, Massifichusetts 02201 Telephone (617) 722-4300

JUN 5 1970

Mr. Fritz W. Crumb Administration Director Boston Centre for Older Americans, Inc. 236A Huntington Avenue Boston, Massachusetts 02115

Dear Mr. Crumb:

In response to your letter dated 21 May 1970, I hope that the following will provide you with the information which you need. Let us first look at the contemplated moderate-income development in the Fenway area.

Disposition Parcels 5, 6, 7, 9, 12 and 16 are slated for residential use with 30% of the units in these developments proposed for leased housing. It is hopeful that all of these units will be financed under the 236 housing program.

Disposition Parcels 5 and 6 will be the first to be developed. Symphony Towers, Inc. is the developer and construction should commence in October or November of this year with completion being approximately twenty months from the start of construction. There will be a total of 264 residential units in this development. The proposed 30% for leased housing would give us a total of 79 units. Parcels 7 and 9 will be developed in an identical manner as Parcels 5 and 6. Construction on these parcels is scheduled to commence in 1971 and will be approximately twenty months in construction. When completed, 79 units should be available for leased housing.

Parcel 16 will be developed by the Episcopal City Mission as housing for the elderly. There will be approximately 150 units in this development; with 30% (45 units) set aside for leased housing. Construction will start in approximately six months time.

Parcel 12 development will probably not occur until 1972. A developer has not yet been designated. The parcel is being proposed



Mr. Fritz W. Crumb Page 2

for 300 units of 236 housing with 30% (or 90 units) proposed for leased housing. $\dot{}$

Of all of these units which I have just reviewed, only that parcel which is being developed by the Episcopal City Mission is exclusively for the elderly. Therefore, in terms of leased housing, there will be 45 units in this particular development just for the elderly.

It is the responsibility of the Boston Redevelopment Authority to inform a developer of the proposal for leased housing in his particular development. We direct the developer to the Boston Housing Authority and it is the developer and the Boston Housing Authority who enter into any such agreement. The developer has absolutely no control over the availability of funds; if the Boston Housing Authority has the money, then they will provide the leased housing program. In the BRA Land Disposition Agreement (BRA and developer), the insurance of provision for leased housing (if granted to the developer) is included. This agreement is usually entered into at the time of the FHA Mortgage Commitment closing. Although Land Disposition Agreements have not been entered into with Symphony Towers, Inc. and Episcopal City Mission, they have been informed of their requirement for 30% leased housing.

In terms of rent supplement for the First Realty Rehabilitation Program, the following is expected: 20% (or 34 units) will be available under the rent supplement program. There are eight buildings involved which brings us to a total of approximately four rent supplement units per building. Please refer to the attached guidelines concerning eligibility for this rent supplement program.

I have also attached the requirements one must have to be eligible for admission to those units in this Rehabilitation Project not under the Rent Supplement Program; that is, the requirements for an ordinary lease between the tenant and the landlord. Also for your convenience, I have enclosed the latest income limits for low-income families applying for any Boston Housing Authority Subsidy Program.



క్షాన్ చెలకట్ల గా. ఆజార్ గ్రామం 3

We will the Destrue Polity Represent A will heavy appropriate your concerns.

Who Courts. We wrote there you can consisting which we wise one or enough Considers upon the economy of the Workhall governments. We can be cally hope that all of the or the you proposed in terms of lensed A maing while became a remitter, allowed form to contact the Court of Markhall of the Tamony while of Didden in you have any questions contact and any information.

e danceroly:

The state of the s



First Reulty Rehabilitation

Rent Supplement

Of the total number of apartments, 20% (or 34 units) will be reserved for rent supplement candidates - ie., those people who make less than the minimum rate.

For these people, the maximum income limits will be:

1 Person \$4,200 per annum 2 Persons \$4,600 per annum 3 Persons \$5,200 per annum

FHA will supplement these peoples' rents if they can get into the units.

To the best of our knowledge there is no age limit on applying for rent supplement but there is an imposed FHA regulation which states that single people may only apply for an efficiency apartment. There are two exceptions to this rule regarding single persons: (1) if a person is 62 years or over he may apply for a one bedroom, and (2) if a person is disabled, regardless of age, he may apply for a one bedroom.

In this First Realty Project, only 10% of all of the units may be rented to single persons. This includes the rent supplement program and the standard lease.



First Realty Rehabilitation

Ordinary Eliqibility Requirements

(Landlord-Tenant Lease)

Rent Scale

Efficiency	\$111	per	month
1 Bedroom	\$135	per	month
2 Bedroom	\$160	per	month

Minimum Income Levels

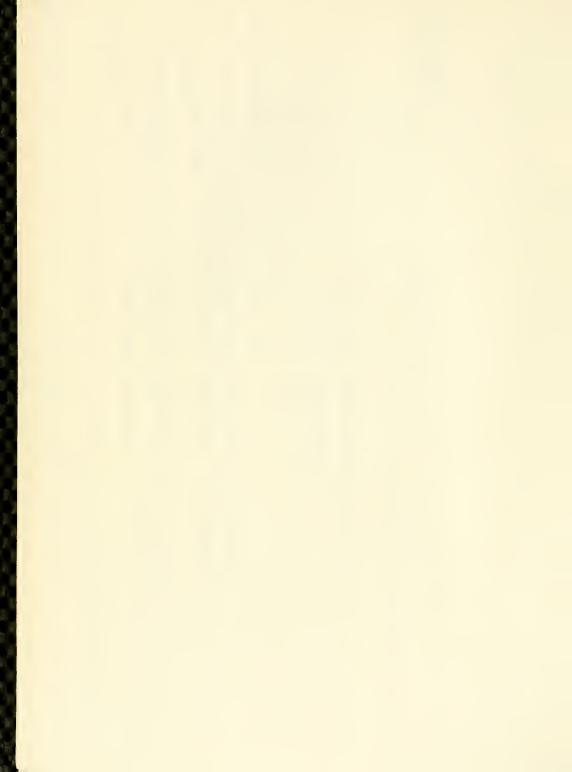
Efficiency	\$5,328	per	annum
1 Bedroom	\$6,480	per	annum
2 Bedroom	\$7,680	per	annum

Maximum Income Levels

One person Two persons	\$6,900 \$8,350		
Three and	40,330	Der	annum
four persons	\$9,850	per	annum



(Sufficiely Control)	155 % Rub Hong .	(1) (Tont Pring Concest		7:710 3.5. for oldoxly	Tribonal P.E. Don eldonly	7.7.0	Tentinued obcupancy (including dispalent femilies)	Thatie Hemsing for dispinoces (lightwigs lensed housing)	Public Housing Noneing Pour Consider Noneing Non	
:	5,670 6,000 7,000 4,000 8,000 1,000 0,000	5,520 6,200 6,800 7,520 7,320	h.600 5.200	2 340 546 8 250 9 255 11 050	2,500 3,000		h_550 _ 5 _110 _5_350 _5_550	6,50 7,125 7,505 7,625	6,21,0 6,81,0 7,030), 200), 600 , 5, 207 , 5, 700 , 5, 800 , 5, 800 , 5, 800 , 6, 800 , 800 , 6, 800 , 800 , 6, 800 , 6, 800 , 6, 800 , 6, 800 , 6, 800 , 6, 800 , 6,	1 2 3 1, Number of People is Pacific 9 19



BAY LEDGER-BEACO! 8,500

New England Newschip

147 Fenway elderly

roundsbreaking ceremo. The Rt. Rev. John M. Bur- are \$124 for an efficiency and space is planned to serve buildwere held on Monday, for gess, President of the Episco-\$151 for a one-bedroom unit. A ing residents and bring addi-rville House, a 147 unit pal City Mission, attended the number of apartments will be tional rental income to the detment complex for the eld- cermonies along with other made available to low-income velopment. Also included at at the corner of Norway members of the Episcopal City elderly persons through Fed-ground level is a multi-purpose set and Edgerly Road in the Mission, officials from the Boser eral rent supplement or leased community room with adjacent away Urban Renewal area. ton Redevelopment Authority housing programs. orville House is being de- and the Department of Housing ped by the Episcopal City and Urban Development, as given to persons who have been small offices. given to persons who have been small offices. Given the beautiful as local residents in the displaced by urban renewal. The L-shaped structure was displaced by urban renewal. n for the needs of elderly community.

ons for many years. Ac- The housing site is on Noring to the Rev. Gilbert S. way Street between Edgerly have been designed to meet the a 5-story section and a 12-story stry, HI, Executive Director Road and Whipple Street. Inthe Episcopal City Mission, cluded in the development will The units incorporate such feaconstruction. The construction of Morville be 99 efficiency apartments and tures as extra-large kitchens will be done by Sydney Conse will mark the beginning 48 one-bedroom apartments, and bathrooms, and wide door-struction Co, and is expected to a new and expanded attempt Thirty parking spaces are also ways to permit passage of a take about 15 months. Conserve the needs of elderly planned. Anticipated monthly rentals

فالرواف المرافع فيطافيها فيطالني فيها فيعالم والمرافع والمرافع المرافع والمرافع المرافع المراف

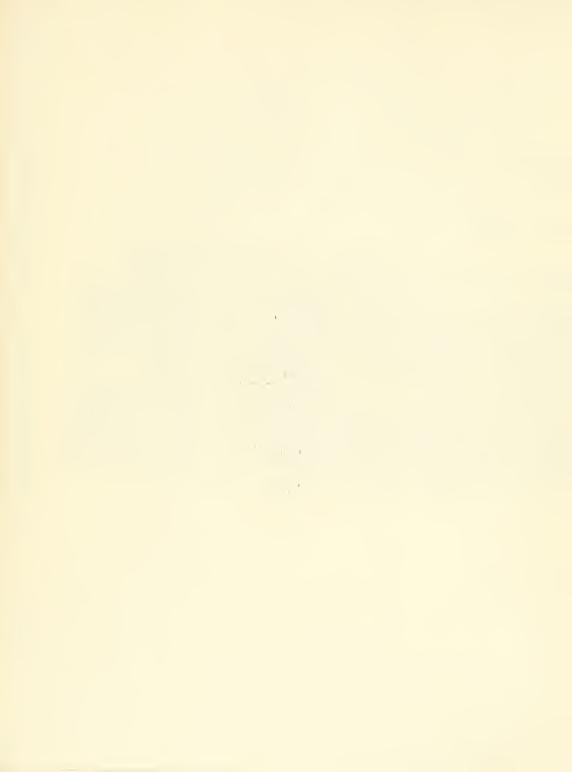
activities in the Fenway.

Ground floor commercial provided

kitchen and library space, plus Preference in renting will be a reception area and several

Some 15 of the apartments laborative of Cambridge, It has

A CONTRACTOR OF A COLOR



BACK BAY LEDGER-DEACON HILL TIMES BROOKLINE, MASS. W. 8,500

DEC 18 1971

New England Newschig

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The Task Force committees will give progress reports at the next Interagency meeting scheduled for Thursday noon, January 6, at the Fenway Center.



Fenway Civic hears BRA renewal plans

Jandi, head of the Fenway Site Housing Finance ment Authority.

. The program last Thursday bly be moderate income with 25 followed 3 business meeting at 10.40 per cent of the units subsiwhich Titus Sparrow, a mem-dired, ber of the Association's Executive Committee, announced a small subsidized units are

structure of Fenway Civic For percentage of poor single peoday to day activities of the or- ple and small families in the ganization he suggested split. Fenway Area. ting the organization into Fen-

way Civic West and Fenway and 6 "won't be demolished. Civic East, following con- for a while," he said. figlly the division the park makes in the Fenway.

Area.

· In parcel 2, bounded by Hunfold the group. It should have a grand opening this fall, he said.

A special problem he mentioned concerns the MBTA klosk that is located outside the Because Huntington Avenue is being widened, the Liosk will have to be discontinped this summer and relocated in about the same area within the Renewal Area, he said.

A member of the audience questioned Berlandi as to the need for a hotel when housing is so badly needed in the city. Berlandi responded that studies showed there is a desperate need for hotel space in Boston. He added that within the Fenway Urban Renewal Area more housing is planned for construction than existed before urban renewal began.

On Parcel 3, adjacent to the Colonnade Hotel and the Midtown Motor Inn, Berlandi said an 11-story, middle income apartment building is planned. It will be financed under the Federal Housing Authority's 220 Program he said, and rents are expected to be from \$200 to \$350 a month for apartments ranging in size from efficiency to two-bedroom. This building is expected to be started by June or July, he said

Where the Multown Motor Inn now stands, housing may be put up, said Berlandi But the decision on the razing of the hotel will be made after Parcel 3 is completed and a judgment Is made as to its success. "The plan calls for residential use of the land if the lintel comes down," he said

Parcels 5 and 6, Berlandr explained to the group, myolve a major change in plans. The site, stretching from Hontington avenue to St. Hotolph street and from St. Borolph to the railroad tracks, was slated to accommodate low-mesure horslog towers with a Luge percen tage of 2 bedroom apartmen

An outline of urban renewal planned for those sites that will in the Fennay area was given be primarily efficiency apartto members of the Fenway ments, with some one-bedroom Civic Association at their units. The developer is negoti-March meeting by Joseph Ber, ating with the Massachusetts Office of the Boston Redevelop. (MHFA) now about financing. which Berlandi said will proba-

proposal by the Executive being planned for, Berlandi Committee to reorganize the said that studies showed a large

Parcels 9 and 7 across from 5

On parcel 11 construction of a 508 unit apartment building is Berlandi brought the group now underway. It will have up to date on happenings in moderate rents, said Berlandt, Parcels 2, 3, 5, 6, 7, 9, 11, 12, 16, with 25 per cent being subsi-of the Fenway Urban Renewal dized by the federal government through MHFA

Parcel 16 is slated for eldlington Avenue, Garrison and erlv housing to be put up by the West Newton streets, the Co. Episcopal City Mission. It will Jonnade Hotel, H stories high, have 99 efficiency apartments is proceeding at full-fling, he and 50 one-bedroom apartments, a large number of which will be subsidized, he said.

Parcel 12, from Sharaf's Restaurant to Haviland street, will be the site of another apartment building of 500 units. similar to the building now progressing on Parcel II. Ber-landi said that both buildings will have commercial space on the ground floors, and that the merchants now operating shops on Parcel 12 will have first choice to relocate in the new commercial space in Parcel 11.

"Although the BRA may, acquire some buildings in Parcel 12 by the end of this year or early next year, we are talking about two years before reloca-tion starts," said Berlandi.

He further outlined a plan for a high residential apartment tower on the block bordered by Boylston street and Massachusetts avenue, where the Fenway Site Office now stands. He said it could for esceinclude commercial a restaurant, and maybe a theatre for the performing arts."

In closing, Berlandi mentinned the latest plans for the Girls Trade School. "The plan calls for the school to be conveyed to the BRA," he said, "and to be rehabilitated into a community center." He said the rehabilitation, which would be done by non-profit organizations, would start when a new Girls Trade School is built.

' Berlandi said that the BRA estimated 500 rtaldren voold be brought into the area by the building and that the area tacilities, such as schools could not support that number of chil-

dren Now, he said, housing is







HYDE PARK TRIBUNE BOSTO'L L'ASS V. (1917 1915 1355 N'erre APR 1 1971 England . Dieweston

Mayor Stresses Commitments

Mayor Kevin White told a Hyde Park community group last week that the state has promised to begin by May I repairing the Milton Street Bridge in Readville,

"Come back and see me again flooding, the Mayor telephoned if it doesn't kappen," the Mayer fold the Hyde Park Local Advisory Council (LAC) during a 50-minute meeting in his office "I cannot control the state, but I'll do everything within my power to see that commitment is kept "

The state has received from The Penn Central Railroad the materials necessary for the repair of the bridge, White said. The state will replace the rosted lumber about 25 percent and, when that is completed, the roadway will be equipped with wooden mats 18 feet wide by 8 feet long. These will be bolted to the understructure. completion of this phase, the state's Bridge Division will determine whether contuminous concrete surface is

required, White continued Members of the LAC told Mayor White of the 'excellent cooperation they have received rom Hyde Park Little City Hall

his and other local problems. The Mayor was told that Morts have been made over the ast nine years to have the city provide catch basins on laterloo street to drain off eavy, rain water After nowing White pictures of past

Public Works Commissioner Joseph Casazza and obtained from him a communent to begin digging the eatch basins by August 1.

Casazza told the Mayor that Waterloo street will be completely reconstructed with a new drainage system.

In answer to a request from residents of Georgetown, White said an MBTA shelter will be built at the entrance to the development in mid-April. Capt. Fahey of the Hyde Park MDC has given the city permission to put the shelter on the MDC land, he explained.

On another request from Georgetown, the Mayor said he would speak with officials of Reacon Construction Co., ahout the prospects of obtaining land for the construction of a community center.

Morris Bloom, President of the Georgetown Community Center, said his group would Aanager Tom Materazzo on/, prefer the site owned by Beacon and that a parcel of land owned by the MDC would be the group's second choice.

"The people of Georgetown were promised the land by Beacon," Bloom said, "and we have been raising money."

Turning to the question of the proposed Austin street housing Development, Mrs. Hickey of the Metropolitan Hills Civic Association told the Mayor the community was fearful now of 212 story row touses. White said he would arrange for Mrs. Hickey and other interested community leaders to meet with John Friestly, chairman of the Board of Appeals, to discuss the status of the proposal The ganers of the land at Austin and Sherrin streets have filed an application with the Board of Appeal seeking an It-8 variance, which would allow construction of three-story apartment houses. "We want to get it rezoned for

sipple family homes," Mrs. Centinued on Pogo 31

BRIDGE..

(Continued from Page 1)

Hickey said. White noted there has been a "hold" on this application for over 6 months and that the BRA is against the project because of the density of the proposed

development. On the subject of Smith Playground, Henry Fuoco, Director of the Hyde Park Recreational Advisory Council, told the Mayor "we want the City to keep Smith Field" and not turn it over to the MDC as has been suggested. White explained that were the field turned over to the MDC, the control over the field or its use.

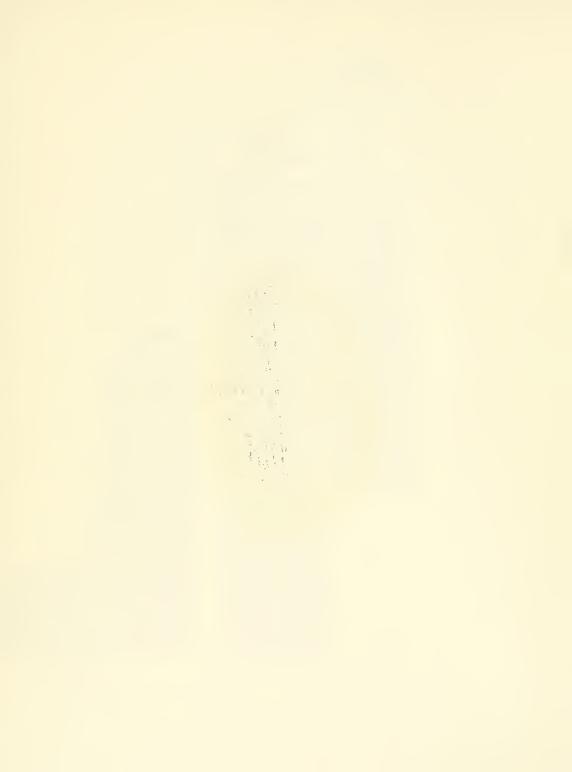
Representatives of the Beinel Civic Association discussed with the Mayor noise and air pollution problems allegedly caused by the Perkit Box Co. and Diesten-Hollingsworth Co. Manager Materazzo said

Perkit apparently has a plan to remedy the noise problem, but seems somewhat reluctant to do so until it is spelled out clearly what must be done. company doesn't want to spend more money than it has to in order to remedy the situation, he told the Mayor.

The Mayor invited David Standley, executive director of the Boston Air Pollution Control Commission, to diceuss the problem at the conclusion of the meeting

White asked the LAC to meet with him again in a mouth to se what progress had been mistoward a solution to the problems discussed at this fir

iir



ments for the \$260 million ing for the elderly on Cuna proposed 17-story buildtests by home owners over Clobe Staff 17 A second round 00 pro-

Park Plaza renewal project Council featured the fourand approval to amendnins Highway in Roslindale our meeting of the Boston

room in City Hall, backed c.by several City Council-men, and let it be known they want no part of Deold Barry Quarry open ments for the elderly in the would 'house 100 'apartvelopment Corp. of America's plan to build a \$4.2 Residents of the Hyde erringini e that

leased to the Baston Hous-Space opposite Calvary Cemetery. They would be

M. Ingram.

M. At the meeting many particles by shouting residence and barbs simed at the BRA, opposite were supposed to the supposed to the BRA.

ton Catholic Archdiocese,

Picmonte and Albert O'N-

creased crime and cause exodus of long-time resi-All advanced almost the same arguments — that the hoods, would lead to inhigh rise would destroy the Boston suburban neighbor-

-let it serve as a warning "I urge you to turn this down in a unanimous vote," Piemonte said, "and ton is a happy picking ground." against these people (developers) who think Bos -.

went," he said, pointing to the residents, "is to protect quest to hold a hearing in terably opposed." Timility said he was "unal- : the BRA refused his re-"The only thing they neighborhood,

of a letter delivered by Sr. housing came in the form The only plea for the Fay McMullen from Rev preserve the quality of life their investment and to lichael Groden, director of

profoundly. "When a real opportunitestimony "disturbed me who attended the first pub-lic hearing. Fr. Groden wrote the

"The red test of comexcept when the opportuopposition. Everyone is in favor of ellerly citizens elderly came fliey spoke in homes for large number of ty to provide decent, sufe

them new."
. DCA offials, outlining they wer withdrawing designated 11 persons - 10 their applition for con- from the North End and their their plz, announced they wer withdrawing mine - isto provide for elderly - yur parents and munity commitments to the

O'Neill walked out when

advisement. took the program under on this had been expected to be held later. The BRA On the Park Plaza vote,

ommendation tentatively - pian give a second approval on the Park Square rebuilding ments proposed by the council, which still has to the board agreed to go along with 10 to 15 amend-The BRA also, on Direc-

struction of a second build—one from the waterfront—BRA moderate-income structure buildings owned by the End

st adjacent to the North BRA at 105 to 147 Fulton







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I BRA

Cit Citizen participation in nii planning and renewal activi-

Vol. 1



